



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 20TH JUNE 2018 AT 5:00PM

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#### PRESENT:

Councillor M. Adams - Chair  
Councillor W. David - Vice-Chair

#### Councillors:

Mrs E.M. Aldworth, C. Andrews, A. Angel, M. Davies, R.W. Gough, A.G. Higgs, B. Miles, J. Ridgewell, J. Taylor, R. Whiting and T.J. Williams.

#### Together with:

C. Boardman (Senior Planner), C. Campbell (Manager, Transport Engineering), R. Crane (Solicitor), M. Davies (Principal Planner), G. Mumford (Environmental Health Officer), C. Powell (Principal Planner), A. Pyne (Senior Planner), T. Stephens (Development Control Manager) and K. Houghton (Committee Services Officer).

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J. Bevan, J.E. Fussell, Mrs G.D. Oliver, J. Simmonds and A. Whitcombe

#### 2. DECLARATIONS OF INTEREST

There were no declarations of interest received at the commencement or during the course of the meeting.

#### 3. MINUTES – 23RD MAY 2018

It was moved and seconded that the minutes of the meeting held on the 23rd May 2018 be agreed as a correct record and by a show of hands and this was unanimously agreed:

RESOLVED that the minutes of the Planning Committee held on 23rd May 2018 (minute nos. 1-10) be approved and signed as a correct record.

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - NORTH AREA.**

**4. PREFACE ITEM CODE NO. 17/0723/FULL – OAKDALE SCOUT HALL, KINCOED ROAD, OAKDALE, BLACKWOOD, NP12 0LP**

Following consideration of the application it was moved and seconded that the application be refused and by a show of hands and in noting, there were 1 against and 0 abstentions this was agreed by the majority present.

RESOLVED that: - For the reasons as set out in the Officer's preface report, this application be refused

**5. CODE NO. 17/1033/FULL – LAND AT GRID REF 317269 196829 CORONATION ROAD EAST LANE, BLACKWOOD**

Councillors N. Dix, K. Etheridge and A. Farina-Childs spoke in objection and Mr S. Harries (the applicant's agent) spoke in support of the application.

It was noted that a site visit took place on Monday 18th June 2018.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved with an additional condition that the obscurely glazed secondary windows on the southern elevation be removed from the plans and by a show of hands and in noting there were 5 against and 1 abstention, by the Chairman's casting vote, this was agreed by the majority present.

Following discussion with the Legal Officer with regards to the motion and the accuracy of the vote it was agreed that the vote be taken again and by a show of hands and in noting there were 9 against and 0 abstentions, the motion was declared lost.

A further motion was then moved and seconded that the application be deferred for a further report for reasons for refusal based on vehicle and pedestrian safety issues identified within the proposed development site. By a show of hands and in noting, there were 3 against and 0 abstentions, this was agreed by the majority present.

RESOLVED that: -

- (i) that the application be deferred for a further report for reasons for refusal based on vehicle and pedestrian safety issues identified within the proposed development site.

**6. CODE NO. 18/0163/NCC – LAND AT TYLE CRWTH, SOUTH WEST OF YNYSDDU, NEWPORT**

Mr P. Fusco (the applicant's agent) spoke in support of the application. No objectors spoke on this matter.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands and in noting, there were 2 against and 0 abstentions, this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application be granted;

- (ii) The applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

- (iii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: Policies CW2, CW3 and CW4.

**7. CODE NO. 18/0090/FULL – THE NEW FORGE, BRYNHOWARD TERRACE, OAKDALE, BLACKWOOD, NP12 0LG**

Mr A. Shepperd spoke in objection and Mr M Bryant (applicant) spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved subject to amendment conditions 10 and 20. By a show of hands and in noting, there were 1 against and 0 abstentions, this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report and the following amended condition this application be granted.

**Amended Condition 10**

"No deliveries shall be taken at or dispatched from the site outside the following hours:

Unit 1 - 0630 to 1800 hrs Monday to Saturday (including Bank Holidays) and 0800 to 1600 hrs on Sundays,

Unit 2 - 0630 to 2100 hrs Monday to Saturday (including Bank Holidays) and 0800 to 1600 hrs on Sundays."

**Reason**

In the interests of residential amenity.

**Amended Condition 20**

"Notwithstanding the submitted plans, commercial trading shall not commence until after a delivery strategy plan has been submitted to and approved in writing by the Local Planning Authority. Deliveries to the premises thereafter shall be undertaken in accordance with the approved plan and delivery vehicles shall be restricted in size to that not exceeding **10.60m** in length to ensure adequate turning is available within the site.

**Reason**

In the interests of highway safety.

- (ii) The applicant be advised of the attached (to the agenda report) comments of the Senior Engineer (Land Drainage), the Council's Ecologist, Dwr Cymru/Welsh Water and the Head of Public Protection.

- (iii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: Policy CW2, CW3, CW4, CW5.

**8. CODE NO. 18/0288/FULL – YNYSDDU NURSING HOME, MOUNT PLEASANT, YNYSDDU, NEWPORT, NP11 7JQ**

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands and in noting, there were 0 against and 0 abstentions, this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application is approved.
- (ii) The applicant be advised of attached (to the agenda report) comments of the Senior Engineer (Land Drainage), and the Council's Ecologist.
- (iii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: Policy CW2, CW4, CW5.

**9. CODE NO. 18/0170/FULL – PANT-Y-TRWYN FARM, MYNYDDISLWYN MOUNTAIN ROAD, MYNYDDISLWYN, NEWPORT, NP11 7BB**

Councillor P. Marsden addressed the Committee as local ward member. The applicant who had been advised declined the opportunity to speak.

It was noted that a site visit took place on Monday 18th June 2018.

The Development Control Manager informed the Committee that an additional condition had been added stating that all waste associated with the animal shelter including feedstuffs and manure must not be allowed to accumulate onsite.

Following consideration the application it was moved and seconded that the recommendation contained in the Officer's report be approved subject to the aforementioned additional condition. By a show of hands and in noting, there were 0 against and 1 abstention, this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report and the following additional condition this application be granted.

**Additional Condition 9**

All waste associated with the animal shelter including feedstuffs and manure must not be allowed to accumulate onsite.

**Reason:**

To minimise the attraction of pests to the site, and to prevent any nuisance to the surrounding houses from pests and odour"

- (ii) The applicant be advised of the attached (to the agenda report) comments of the Rights of Way Officer, Dwr Cymru/Welsh Water, the Senior Engineer (Land Drainage) and the Council's Ecologist.
- (iii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: Policy CW2, CW4.
- (iv) The applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

**10. CODE NO. 18/0289/NCC – GELLIDEG INDUSTRIAL ESTATE, GELLIDEG LANE, MAESCWYMMER**

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) That the application be deferred to allow the applicant to enter into a Variation of Section 106 Obligation to secure the obligations contained within the Unilateral Undertaking that accompanied the original application and ensure compliance with current policy; and on completion of the 106 Obligation that subject to the conditions contained within the Officer's report, the planning permission be granted.
- (ii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP6, CW2, CW3, CW4.
- (iii) The applicant be advised of the comments of the Public Rights of Way officer.
- (iv) The applicant be advised that this planning permission does not provide consent to undertake works that require an EPS licence.
- (v) The applicant be advised that it is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at:  
<https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA.**

**11. CODE NO. 18/0380/FULL – FIELD ADJACENT TO 3 TAI CAE BRYN, GROESWEN ROAD, CARDIFF**

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for reasons contained in the Officer's report this application be refused.

**12. CODE NO. 18/0123/FULL – LAND AT GRID REF 321036 188882, RHYD Y GWERN LANE (SOUTH OF CLOS TREFEDDYG), MACHEN**

Mr A. Issacs spoke in objection of the application. The applicant who had been advised declined the opportunity to speak

It was noted that a site visit took place on Monday 18th June 2018.

A motion was moved and seconded that the application be deferred for a further report for reasons for refusal based on vehicle, pedestrian and cyclist safety and access arrangements during the construction phase. By a show of hands and in noting, there were 0 against and 0 abstentions, this was unanimously agreed.

RESOLVED that the application be deferred for a further report for reasons for refusal based on vehicle, pedestrian and cyclist safety and access arrangements during the construction phase.

**13-16. ITEMS FOR INFORMATION**

The following items were received and noted: -

- (1) Applications determined by delegated powers;
- (2) Applications which are out of time/not dealt with within 8 weeks of date of registration;
- (3) Applications awaiting completion of a Section 106 Agreement;
- (4) Appeals outstanding and decided.

The meeting closed at 20.40pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 18th July 2018, they were signed by the Chair.

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CHAIR