



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 20TH MARCH 2019 AT 5:00PM

PRESENT:

Councillor M. Adams - Chair
Councillor A. Whitcombe - Vice-Chair

Councillors:

C. Andrews, A. Angel, M. Davies, R.W. Gough, D. Hardacre, A. Hussey, B. Miles, J. Ridgewell, J. Simmonds, J. Taylor and R. Whiting.

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), M. Davies (Principal Planner), C. Boardman (Principal Planner), C. Powell (Principal Planner), E. Rowley (Senior Planner), A. Pyne (Senior Planner), A. Wilcox (Senior Planner) and E. Sullivan (Senior Committee Services Officer).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors E.M. Aldworth, J. Bevan, J.E. Fussell, A.G. Higgs, Mrs G. Oliver and T. Williams.

2. DECLARATIONS OF INTEREST

A declaration of interest was received at the start of the meeting from Councillor R. Whiting in relation to Agenda Item No. 5 (19/0053/FULL). Details are minuted with the respective item.

3. MINUTES – 20TH FEBRUARY 2019

It was moved and seconded that the minutes of the meeting held on the 20th February 2019 be agreed as a correct record and by a show of hands this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 20th February 2019 (minute nos. 1-20) be approved and signed as a correct record.

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

4. CODE NO. 19/0002/FULL – UNIT A, 12 THE MARKET PLACE, BLACKWOOD.

It was noted that this application had been subject to a site visit which had been held on Monday 18th March 2019.

Councillor K. Etheridge spoke on behalf of a local resident and Mr J. Steven the applicant's agent spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an amendment to Condition 15 and an additional condition in relation to car park control measures the recommendation contained within the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) the application be DEFERRED to allow the applicant to enter into a Section 106 Agreement as set out in the Officer's report;
- (ii) on completion of that agreement and subject to an amendment to Condition 15, an Additional Condition (20) and the conditions contained within the Officer's report this application be granted;

Amended Condition (15)

Prior to the commencement of the development (excluding demolition) details shall be submitted to the Local Planning Authority outlining what acoustic measures will be provided to ensure external noise sources (including the neighbouring gym premises) do not have an unacceptable impact on the living conditions of future occupiers of the residential apartments hereby approved. The development shall be undertaken in accordance with this agreed acoustic scheme and maintained thereafter for the lifetime of the development.

Reason

In the interests of the residential amenity of future occupiers.

Additional Condition (20)

Prior to the commencement of the residential apartment block (excluding demolition) details shall be submitted to the Local Planning Authority for their written agreement outlining the opening hours for the car parking facilities to the west of the proposed apartment block. Access shall be controlled by means of a barrier which shall be maintained in place and prevent access during those agreed hours.

Reason

In the interests of residential amenity.

- (iii) the Applicant be advised that 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: CW2, C3, CW4 and CW5;
- (iv) the Applicant be advised of the comments from Welsh Water, The Council's Ecologist, Senior Engineer (Land Drainage), Housing Enabling Officer and Wales and West Utilities.

5. CODE NO. 19/0053/FULL – LAND ADJACENT TO ROWAN ROAD, TY SIGN, RISCA.

Councillor R. Whiting declared a personal and prejudicial interest in that he is a former trustee of Channel View Community Centre and left the Chamber when the application was

discussed.

Ms. Z. Davies spoke on behalf of residents in objection to the application and Mr G. Tanswell spoke on behalf of the 5th Risca Scout Group.

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 was 1 against this was agreed by the majority present.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) The applicant be advised that Sustainable Drainage Approval is Required Prior to the Commencement of this Development: -

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: www.caerphilly.gov.uk/sab

- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water;
- (iv) the applicant be advised of the comments of the Senior Arboricultural Officer.

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

6. CODE NO. 17/0804/OUT – VIRGINIA PARK GOLF CLUB AND DRIVING RANGE, VIRGINIA PARK, CAERPHILLY.

It was noted that this application had been subject to a site visit, which was held on Monday 18th March 2019, a briefing note on the visit was circulated at the meeting and are appended to these minutes.

Councillor J. Pritchard, S. Cook and P. Bevan and Ms S. Elliott a resident spoke in objection to the application and Mr M. Roberts, the applicant's agent spoke in support of the application.

Following consideration of the application it was moved and seconded that the application be deferred to allow further discussion with the applicant in relation to affordable housing options by show of hands and in noting there was 1 abstention this was agreed by the majority present.

RESOLVED that the application be deferred to allow further discussion with the

applicant in relation to affordable housing options.

7. CODE NO. 18/1089/FULL – LAND AT GRID REF 315195 191134, WINGFIELD CRESCENT EAST LANE, LLANBRADACH

It was noted that this application had been subject to a site visit, which had been held on Monday 18th March 2019, a briefing note on the visit was circulated at the meeting and are appended to these minutes.

Members were advised that since the preparation of the report the consultation on the revised plans had expired and the Planning Officer outlined the further representations received, which included amongst others an updated response from Natural Resources Wales and a letter from the Assembly Member Hefin David on behalf of residents in objection to the application. The additional objections and comments received were detailed and Officers' responses given.

Mr P. Williams and Councillor C.P. Mann spoke on behalf of local residents in objection to the application and Mr S. Courtney the applicant's agent spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer report be approved and by show of hands and in noting there were 3 against and 2 abstentions this was agreed by the majority present.

Councillor J. Taylor wished it noted that as he had not been present for all of the debate he had not taken part in the vote.

In accordance with Rule of Procedure 15.5 Councillor R.W. Gough wished it recorded that he had abstained from voting.

RESOLVED that: -

- (i) the application be deferred to allow the applications to enter into a Section 106 Obligation to provide 40% provision of affordable housing;
- (ii) on completion of the Section 106 Obligation and subject to the conditions contained in the Officer's report this application be granted;
- (iii) the applicant be advised of the comments of Western Power Distribution, Dwr Cymru/Welsh Water, Head of Public Protection and Wales and West Utilities;
- (iv) the applicant be advised that they will be required to enter into formal highway agreement under Section 278 of the Highways Act 1980 in order to undertake the necessary highway improvements;
- (v) the applicant be advised that the proposed development lies within a coal mining which may contain unrecorded coal mining related hazards. If any mining feature is encountered during development, this should be recorded 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.

8-11. 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 8.00pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 17th April 2019, they were signed by the Chair.

CHAIR