



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 10TH SEPTEMBER 2014 AT 5:00PM

PRESENT:

Councillor W. David - Vice Chair

Councillors:

M. Adams, Mrs E.M. Aldworth, H.R. Davies, J.E. Fussell, Mrs J. Gale, A. Lewis, Mrs G.D. Oliver D. Rees, Mrs E. Stenner and J. Taylor.

Together with:

P. Elliott (Head of Regeneration and Planning), J. Rogers (Principal Solicitor), L. Cooper (Engineer Transportation and Engineering), C. Boardman (Senior Planner), C. Powell (Senior Planner), G. Lewis (Team Leader), P. Den-Brinker (Team Leader) and E. Sullivan (Democratic Services Officer).

1. APOLOGIES

Apologies for absence were received from Councillors J. Bevan, D. Bolter, D. Carter, A.G. Higgs, N. George, R. Gough, K. Lloyd, J. Summers and Mr T. Stephens (Development Control Manager) and Mrs C. Davies (Senior Environmental Health Officer).

Having received apologies from Councillor D.G. Carter (Chair), Councillor W. David (Vice Chair) presided as Chair for the meeting.

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows: - Councillors M. Adams, K. James, A. Lewis and D.W.R. Preece - 13/0520/OUT details are minuted with the respective item.

3. MINUTES – 6TH AUGUST 2014

RESOLVED that the minutes of the Planning Committee held on the 6th August 2014 be approved and signed as a correct record.

4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

Requests for site visits were received and by a show of hands unanimously accepted by

Members of the Planning Committee, as follows: -

- (1) 14/0070/FULL - St David's Service Station & Unit C Pengam Road Industrial Estate, Pengam Road, Pengam.
- (2) 14/0152/FULL - 14 Brynheulog Road, Newbridge.

5. SITE VISIT CODE NO. 13/0520/OUT - ERECT A 4 BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE, GRAIG COTTAGE, THE GRAIG, CWMCARN, NEWPORT.

Councillor K. James having previously declared an interest in that a family member lives opposite the proposed development did not attend the Site Visit or the Planning Committee meeting.

Councillor D.W.R. Preece having previously declared an interest in that one of the main objectors to the application is well known to him did not attend the Site Visit or the Planning Committee meeting.

Councillors M. Adams and A. Lewis declared an interest in that one of the main objectors is well known to them and left the Chamber when the application was discussed.

Mr S. Lyons spoke on behalf of local residents in objection to the application and Mr M. Lennon the applicant's agent spoke in support of the application.

Following consideration of the Site Visit and Officer's report it was moved and seconded that the recommendation contained within the Officer's report be approved and by a show of hands this was agreed by the majority present with one abstention.

RESOLVED that: -

- (i) the site visit report be noted.
- (ii) subject to the conditions contained in the Officer's report and the following additional conditions this application be granted.

Condition (16)

Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of any retaining walls/structures on site full engineering details and structural calculations for the proposed retaining walls/structures together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining walls/structures additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.

Reason:

In the interests of highway safety

Condition (17)

Prior to the commencement of works on site, a method statement shall be submitted for approval to the Local Planning Authority detailing the treatment of Japanese Knotweed on site. The treatment of Japanese Knotweed shall be carried out in accordance with the approved details.

Reason:

It is an offence under the Wildlife and Countryside Act 1981 (as amended) to "introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act." Japanese Knotweed (*Fallopia Japonica/Polygonum Cuspidatum*) is included within this schedule. All Japanese Knotweed waste (the plant itself or material containing its rhizome) is classed as controlled/special waste and therefore must be disposed of in accordance with the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991.

Condition (18)

Before any development commences the developer shall carry out an investigation of the underground strata (the results of which shall be submitted to the Local Planning Authority) in order to satisfy himself as to the stability of the site and the measures which should be taken to mitigate against the risk of subsidence. Details of the design of the foundations of the proposed building(s) and/or proposals for ground treatment shall take account of the result of the investigation and shall be submitted to and agreed with the Local Planning Authority before development commences. The foundations and/or ground treatment shall thereafter be completed in accord with such details as may be approved.

Reason:

To safeguard the buildings against the risk of damage from surface subsidence due to underground mining.

- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, Head of Public Protection, Transportation Engineering Manager, Senior Engineer (Land Drainage), Council's Ecologist and The Coal Authority.
- (iv) 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: Policy CW2 and CW3.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - EAST AREA

6. **CODE NO. 14/0152/FULL - ERECT DETACHED FOUR BEDROOM DWELLING, DROP KERB TO FRONT FOR VEHICLE ACCESS AND PROVIDE RETAINING WALL TO REAR TO LEVEL GARDEN, INCORPORATING THE REMOVAL OF THE FRONT PRIVET HEDGE, 14 BRYNHEULOG ROAD, NEWBRIDGE, NEWPORT, NP11 4RG.**

Having regard to the impact of the development of residential amenity it was moved and seconded that this application be deferred for a site visit and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred for a site visit by the Planning Committee (All Members).

7. **CODE NO. 14/0509/NCC - VARY CONDITION 12 OF PLANNING PERMISSION P/98/0690 TO CONVERT INTEGRAL GARAGE INTO A HABITABLE ROOM, 23 PEN-Y-GROES, OAKDALE, BLACKWOOD, NP12 0ER.**

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted.
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - NORTH AREA.

8. PREFACE ITEM - ERECTION OF A SINGLE WIND TURBINE (UP TO 77M BLADE TIP HEIGHT) WITH ASSOCIATED ACCESS TRACK, CRANE HARDSTANDING SUBSTATION/TRANSFORMER AND BOUNDARY FENCING, LAND TO THE NORTH EAST OF BLAEN MORLAIS FARM, PENGARNDDU, MERTHYR TYDFIL.

Following consideration of the Officer's report it was moved and seconded that the recommendation contained therein be approved and by a show of hands this was agreed by the majority present with one abstention.

RESOLVED that Merthyr Tydfil County Borough Council be advised that this Council raises no objection to the application and the comments contained within the Officer's report be forwarded to Merthyr Tydfil County Borough Council for their consideration.

9. PREFACE ITEM CODE NO. 14/0297/RET - RETAIN DETACHED TWO-STOREY TRAINING FACILITY AND GYMNASIUM, GELLI-HAF BUNGALOW, ROCK VILLAS, ARGOED, BLACKWOOD NP12 0AD.

Having considered the Officer's preface and original report: -

It was moved and seconded that the application be approved subject to the conditions contained in the Officer's Preface Report.

An amendment was moved and seconded that the application be refused in accordance with the recommendation in the Officer's Report.

By a show of hands the amendment was lost and as such the motion was declared carried.

RESOLVED that subject to the conditions contained in the Officer's Preface Report this application be granted.

10. CODE NO. 14/0070/FULL - ERECT EXTENSION TO RETAIL SECTION OF SERVICE STATION AND RELOCATE VALETING AND CAR WASH FACILITIES, ST DAVID'S SERVICE STATION & UNIT C PENGAM ROAD, PENGAM, BLACKWOOD, NP12 3QY.

Having regard to the impact of the development of residential amenity it was moved and seconded that this application be deferred for a site visit and by a show of hands this was unanimously agreed.

RESOLVED that the application be deferred for a site visit by the Planning Committee (All Members).

11. CODE NO. 14/0363/COU - CHANGE THE USE FROM POST OFFICE TO DWELLING

TOGETHER WITH THE REPLACEMENT OF THE EXISTING SHOP FRONT WITH DOMESTIC FRONTAGE, MARKHAM POST OFFICE, 53 ABERNANT ROAD, MARKHAM, BLACKWOOD, NP12 0PR.

It was reported that the application had been deferred pending further information from the applicant.

12. CODE NO. 14/0507/FULL - ERECT SINGLE-STOREY EXTENSION TO SIDE OF PROPERTY, MALVERN HOUSE, NYDFA ROAD, PENGAM, BLACKWOOD, NP12 1SX.

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 subject to the conditions contained in the Officer's report this application be granted.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION - SOUTH AREA.

13. CODE NO. 13/0803/FULL - ERECT AGRICULTURAL WORKERS DWELLING, PEN YR HEOL LAS FARM, HEOL LAS, ENERGLYN, CAERPHILLY, CF83 2TT.

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 the reasons given in the Officer's report this application be refused.

14. ITEMS FOR INFORMATION.

The following items were reported 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) Outstanding appeals and Appeal Decisions;

The meeting closed at 17.52p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th October 2014, they were signed by the Chair.

CHAIR