



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 8TH OCTOBER 2014 AT 5.00PM

PRESENT:

Councillor D.G. Carter - Chair
Councillor W. David - Vice Chair

Councillors:

M. Adams, Mrs E.M. Aldworth, H.R. Davies, Mrs J. Gale, A.G. Higgs, N. George, R. Gough, L. Gardiner, A. Lewis, K. Lloyd, Mrs G.D. Oliver, D. Rees, Mrs E. Stenner, J. Taylor, Mrs J. Summers

Together with:

T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Boardman (Area Senior Planner Officer), T. Pearce (Area Senior Planning Officer), C. Powell (Area Senior Planner Officer), R. Amundson (Principal Planner), M. Noakes (Senior Engineer), C. Davies (Senior Environmental Health Officer - Pollution), G. Mumford (District Environmental Health Officer), H. Morgan (Senior Committee Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors J. Bevan, D. Bolter and J.E. Fussell.

2. DECLARATIONS OF INTEREST

A declaration of interest was received from Councillor A. Higgs in respect of Code No, 14/0513/NCC – 51 - 54 Cardiff Road, Bargoed. Details are minuted with the respective item.

3. MINUTES - 10TH SEPTEMBER 2014

RESOLVED that subject to it being noted that Councillor L. Gardiner was present and is not recorded as being in attendance, the minutes of the Planning Committee held on the 10th September 2014 (minute nos. 1 - 14) 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. Code No. 14/0411/OUT - Erect residential development and associated works, land at Ton y Felin, Croespenmaen, Newport.
2. Code No. 14/0364/FULL - Erect a flight cage for the purpose of rehabilitating bats, 6 Heol Y Garth, Rudry, Caerphilly.

5. SITE VISIT CODE NO. 14/0070/FULL - ST DAVID'S SERVICE STATION AND UNIT 9 PENGAM ROAD INDUSTRIAL ESTATE, PENGAM

It was reported that the application had been deferred to enable the objector to be present.

6. SITE VISIT CODE NO. 14/0152/FULL - 14 BRYNHEULOG ROAD, NEWBRIDGE, NP11 4RG

Mrs L. Hale spoke in objection to the application as did Councillor G. Johnston (on behalf of local residents). Ms S. Phillips, the applicant, spoke in support of the application.

Following consideration of the application it was moved and seconded that it be deferred pending the receipt of the information requested at the site visit.

7. SITE VISIT - LAND OPPOSITE BROOKLANDS, NELSON, CONSIDERATION OF THE EXPEDIENCY OF ENFORCEMENT ACTION

Councillor S. Morgan and Mr R. Young spoke on behalf of local residents and Mr D. Rees, the landowner, addressed the committee.

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

RESOLVED that:-

- (i) the site visit report be noted;
- (ii) the opinion that the problems regarding the integrity and functioning of the cesspits are private matters between the owners of the cesspits and the owner of the land are not matters in which the Council had any involvement be endorsed;
- (iii) it is not expedient to take enforcement action in respect of the current general levels of the land referred to within the Officer's report on the grounds of visual amenity;
- (iv) as a result of the inspection by the Arboricultural Officer in relation to the trees and following the result of the inspection by the Senior Engineer (Land Drainage) in relation to the drainage at an appropriate time of year that Officers report further to Planning Committee on the expediency of enforcement action in respect of those matters.

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

8. **PREFACE ITEM CODE NO. NS/14/0011 - ERECT SINGLE 500KW WIND TURBINE (BLADE TIP HEIGHT 102M) WITH ASSOCIATED TRACK, CRANE HARDSTANDING, SUBSTATION AND TEMPORARY CONSTRUCTION COMPOUND, LAND TO THE SOUTH (0.15M) OF CEFN FFOREST FARM, TWYNGARREG, TREHARRIS**

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

RESOLVED that Merthyr Tydfil Borough Council be advised that this Councils has no objection to the scheme.

9. **PREFACE ITEM CODE NO. PE/14/0459 - REMOVE PUBLIC PAYPHONE, GWERTHONOR PLACE, GILFACH, CF82 8JQ**

Following consideration of the Officer's report it was moved and seconded that objections be raised to the proposal to remove the telephone box. By a show of hands this was unanimously agreed.

10. **PREFACE ITEM CODE NO. 14/0363/COU - CHANGE OF USE FROM POST OFFICE TO DWELLING TOGETHER WITH THE REPLACEMENT OF THE EXISTING SHOP FRONT WITH A DOMESTIC FRONTAGE, MARKHAM POST OFFICE, 53 ABERNANT ROAD, MARKHAM, BLACKWOOD, NP12 0PR**

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

RESOLVED that subject to the condition contained in the Officer's report this application be granted.

11. **CODE NO. 12/0550/CON - CONVERT FORMER RECTORY INTO TWO AFFORDABLE HOUSES AND ERECT RESIDENTIAL DEVELOPMENT OF SIX DWELLINGS, THE RECTORY AND SCHOOL SITE, HIGH STREET, NELSON, TREHARRIS, CF46 6HA**

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

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report this applicant 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 is relevant to the conditions of this permission: CW2.

12. CODE NO. 12/0571/FULL - CONVERT FORMER RECTORY INTO TWO AFFORDABLE HOUSES AND ERECT RESIDENTIAL DEVELOPMENT OF SIX DWELLINGS, THE RECTORY AND SCHOOL SITE, HIGH STREET, NELSON, TREHARRIS, CF46 6HA

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

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report this applicant be granted;
- (ii) 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, CW3 and CW15;
- (iii) the applicant be advised of the comments from Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Police Architectural Liaison Officer and Council's Ecologist.

13. CODE NO. 13/0353/FULL - ERECT A FOUR BEDROOM DETACHED HOUSE AND A PAIR OF THREE BEDROOM SEMI- DETACHED HOUSES, 17 HOMELEIGH, NEWBRIDGE, NEWPORT, NP11 4RQ

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this applicant be granted;
- (ii) 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 attached to this consent: CW2 and CW3.

14. CODE NO. 14/0411/OUT - ERECT RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS, LAND AT TON Y FELIN, CROESPENMAEN, NEWPORT

Having regard to the impact of highway safety and the loss of open countryside it was moved and seconded that this application be deferred for a site visit. By a show of hands this was unanimously agreed.

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

15. CODE NO. 14/0513/NCC - VARY CONDITION 46 OF PLANNING PERMISSION 11/0259/OUT TO EXTEND THE EXPIRY DATE FOR THE APPROVAL OF RESERVED MATTERS BY A PERIOD OF FIVE YEARS, BARGOED RETAIL PLATEAU, EAST OF HANBURY ROAD/WEST OF ANGEL WAY/A469, BARGOED

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) subject to the conditions contained in the Officer's report this application be granted;
- (ii) 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: CW1, CW2 and CW3;
- (iii) on this decision notice the expression 'Preliminary Works' shall mean only any of the following: site clearance, demolition work, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements.

16. CODE NO. 14/0529/RET - RETAIN DECKING, LUTON HOUSE, AERON PLACE, GILFACH, BARGOED, CF81 8JA

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

17. CODE NO. 14/0558/FULL - ERECT CONSERVATORY TO REAR AND ENTRANCE TO PORCH TO FRONT OF PROPERTY, 24 HIGHLAND CRESCENT, SPRINGFIELD, PONTLLANFRAITH, BLACKWOOD, NP12 2NE

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) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water;
- (iii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: CW2.

18. CODE NO. 14/0568/FULL - DEMOLISH 51-54 CARDIFF ROAD AND RE-PROFILE THE SITE AREA TO INCLUDE THE REALIGNMENT AND RECONSTRUCTION OF A STEPPED ACCESS RAMP LINKING CARDIFF ROAD TO THE REAR LANE (COLLIERS WALK) AND CONSTRUCT A HIGHWAY LINK ROAD ON COLLIERS WALK FOR POTENTIAL FUTURE A3 DEVELOPMENT, 51-54 CARDIFF ROAD, BARGOED, CG81 1YD

Councillor A. Higgs declared an interest (as having been involved in previous discussions on the proposal) and left the Chamber when the application was discussed.

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) subject to the conditions contained in the Officer's report this application be granted;
- (ii) 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 and CW3;
- (iii) the applicant be advised of the comments of the Transportation Engineering Manager, Head of Public Protection, Senior Engineer (Land Drainage) and Dwr Cymru/Welsh Water.

19. CODE NO. 14/0569/RET - RETAIN AND COMPLETE PARTIALLY CONSTRUCTED DETACHED GARAGE, LAND AT GARAGE WORKSHOP, HILLSIDE TERRACE, BLACKWOOD, NP12 1PT

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) subject to the conditions contained in the Officer's report this application be granted;
- (ii) 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 and CW3.

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

20. CODE NO. P/97/0981 - UNDERTAKE INITIAL REVIEW OF PLANNING CONDITIONS UNDER THE ENVIRONMENT ACT 1995 FOR RESUMPTION OF QUARRYING, BLAENGWYNLAIS QUARRY, NEAR CAERPHILLY, CF83 1NG

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 the conditions set out in the appendix to the Officers report be approved.

21. CODE NO. 13/0820/FULL - ERECT A COMMERCIAL STABLE BLOCK AND TACK ROOM/FOOD STORE ON AGRICULTURAL LAND INCLUDING ALL ENGINEERING AND ASSOCIATED WORKS, FFERM PONT CARREG - LAND RHYD Y GWERN LANE, MACHEN

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) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of the Senior Engineer (Land Drainage);
- (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: SP5, CW2, CW3, CW14, CW19 and NH1.5.

22. CODE NO. 14/0364/FULL - ERECT A FLIGHT CAGE FOR THE PURPOSE OF REHABILITATING BATS, 6 HEOL-Y-GARTH, RUDRY, CAERPHILLY, CF83 3DQ

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

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

23. CODE NO. 14/0536/RET - RETAIN DETACHED DWELLING, 37 LON YR YSGOL, BEDWAS, CAERPHILLY, CF83 8PE

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) subject to the conditions contained in the Officer's report this application be approved;
- (ii) the applicant be advised of the comments of Transportation Engineering Manager and Dwr Cymru/Welsh Water;
- (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: SP6, CW2 and CW3.

24. 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 7.30pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 5th November 2014, they were signed by the Chair.

CHAIR