



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 10TH DECEMBER 2014 AT 5.00 P.M.

PRESENT:

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

Councillors:

Mrs E.M. Aldworth, M. Adams, D. Bolter, H.R. Davies, J.E. Fussell, Mrs J. Gale, L. Gardiner, N. George, R. Gough, A. Lewis and D. Rees.

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Boardman (Senior Planner), L. Cooper (Engineer, Transportation Management), C. Davies (Senior Environmental Health Officer), C. Powell (Senior Planner), C. Grimes (Senior Planner) and E. Sullivan (Democratic Services Officer).

1. APOLOGIES

Apologies for absence were received from Councillors J. Bevan, A.G. Higgs, K. Lloyd, Mrs. G.D. Oliver, Mrs E. Stenner, Mrs J. Summers and J. Taylor.

2. DECLARATIONS OF INTEREST

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

3. MINUTES - 5TH NOVEMBER 2014

RESOLVED that the minutes of the Planning Committee held on the 5th November 2014 (minute nos. 1 - 22) be approved and signed as a correct record.

4. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

There were no site visit requests received.

5. SITE VISIT CODE NO. 14/0422/NCC - VARY CONDITION 6 OF PLANNING PERMISSION P/04/1912 TO EXTEND THE HOURS OF OPERATION ON SATURDAY UNTIL 16:00 AND ON BANK HOLIDAYS FROM 07:30 TO 13:00, GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

Councillors H.W. David, S. Morgan and W. David wished it noted that they had attempted to attend the site meeting. Unfortunately they had been waiting for the Planning Committee at the site entrance and were not aware that members had already progressed onto the site until the meeting had closed and the committee were exiting the site.

Councillors H.W. David and S. Morgan on behalf of local residents spoke in objection to the application and Mr B. Stephenson 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 for a further report with reasons for refusal based on the detrimental impact on residential amenity and by a show of hands this was agreed by the majority present with one abstention.

Councillors D. Rees and J.E. Fussell wished it recorded that as they had not been present for the whole of the debate they had not taken part in the vote.

RESOLVED that: -

- (i) the site visit report be noted.
- (ii) the application be deferred for a further report with reasons for refusal based on the detrimental impact to residential amenity.

6. SITE VISIT CODE NO. 14/0681/FULL - ERECT SINGLE-STOREY EXTENSION TO THE FRONT AND REAR OF THE PROPERTY, 37 PEN-Y-WAUN ROAD, TRINANT, NEWPORT, NP11 3JR

Mr D. Ford spoke in objection to the application and Mrs Williams the 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. 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 this application be granted.
- (iii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2012 is relevant to the conditions of this permission: Policy CW2.

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

7. PREFACE ITEM CODE NO. 13/0784/FULL - DEMOLISH FORMER PRIMARY SCHOOL AND DEVELOP SITE FOR 26 AFFORDABLE RESIDENTIAL UNITS, ACCESS ARRANGEMENTS AND ASSOCIATED WORKS, FORMER ABERBARGOED PRIMARY SCHOOL, HEOL YSGOL NEWYDD, ABERBARGOED, BARGOED

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

Councillor R. Gough wished it recorded that as he had not been present for the whole of the debate he had not taken part in the vote.

RESOLVED that:-

- (i) the application remains deferred to allow the completion of a Section 106 Agreement.
- (ii) on completion of that agreement and subject to the conditions contained in the Officer's report apart from condition 13, 14 and 15 and the amendment of conditions 2,3,17 and 18 this application be granted.

8. PREFACE ITEM CODE NO. 14/0614/ADV - ONE INTERNALLY ILLUMINATED FASCIA SIGN WITH NON-ILLUMINATED WHITE UNDERLINE, ONE INTERNALLY ILLUMINATED TILE LOGO SIGN AND ONE INTERNALLY ILLUMINATED PROJECTING SIGN - FORMER NELSON POLICE STATION, DYNEVOR TERRACE, NELSON, TRESHARRIS

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

RESOLVED that subject to the conditions contained in the Officer's original report and the additional condition contained in the Officer's preface report this application be granted.

Additional Condition (03)

The luminance of the signage hereby approved shall not exceed 200 candelas per square metre.

Reason

In the interest of residential amenity.

9. CODE NO. 14/0600/LA - ERECT A SINGLE-STOREY DEMOUNTABLE BUILDING TO BE USED AS A FLYING START UNIT FOR CCBC, LAND TO THE REAR OF GELLIGAER COMMUNITY CENTRE, ANEURIN BEVAN AVENUE, GELLIGAER, HENGOED, CF82 8ES

It was reported that this application had been withdrawn.

10. CODE NO. 14/0605/FULL - ERECT SINGLE-STOREY BEDROOM AND BATHROOM EXTENSION - 17 PENMAEN CORNER, OAKDALE, BLACKWOOD, NP12 0NN.

Mrs K. Burkatt spoke in objection to the application, the applicant who had been advised was unable to attend.

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

agreed by the majority present with two abstentions.

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 Council Local Development Plan up to 2021 - Adopted November 2010 is relevant to the condition attached to this consent: Policy CW2.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

11. CODE NO. 14/0701/RET - RETAIN DECKING, 23 CHEPSTOW CLOSE, CEFN FFOREST, BLACKWOOD, NP12 1GP

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 this application be granted.

12. CODE NO. 14/0702/LA - CHANGE THE USE TO D1 TO ACCOMMODATE HEALTH AND MEDICAL SERVICES, HAFOD DEG DAY CENTRE, HIGH STREET, RHYMNEY, TREDEGAR, NP22 5LP

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 policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: CW2.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

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

13. CODE NO. 14/0754/NCC - VARY CONDITION (08) OF PLANNING CONSENT 14/0210/COU TO REDUCE THE MAXIMUM LENGTH OF DELIVERY VEHICLES AND REMOVE CONDITION (09) , GWENT CONSTABULARY, NELSON POLICE STATION, DYNEVOR TERRACE, NELSON, TRESHARRIS, CF46 6PD

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 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 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.

14. CODE NO. 13/0534/RET - RETAIN HORSE STABLE AND TACK ROOM WITH BAT MITIGATION PROVISION, RETAIN EXISTING HOUSE AND REGULARISE GARAGE AND EXTERNAL WORKS INCLUDING MAIN ENTRANCE AND DRIVEWAY LIGHTING, THE MEADOWS, GYPSY LANE, GROESWEN, CARDIFF, CF15 7UN

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.

Councillor Mrs E.M. Aldworth wish it recorded that as she had not be present for the whole of the debate she had not taken part in the vote.

RESOLVED that: -

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

Additional Condition (12)

Prior to the first occupation of the stables hereby approved, a scheme for the management of waste and foodstuffs associated with the use of that building shall be submitted to and agreed in writing with the local planning authority.

Reason

To ensure the appropriate management of waste and foodstuff

- (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: SP6, CW2 and CW3.

15. CODE NO. 14/0440/FULL - ERECT TWO RESIDENTIAL DWELLINGS AND PROVIDE ASSOCIATED ROAD AND LANDSCAPING, LAND ADJACENT TO PONTYPANDY LANE, CAERPHILLY

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 Coal Authority, Council's Ecologist, Dwr Cymru/Welsh Water, Glamorgan Gwent Archaeological Trust and the Transportation Engineering Manager.

- (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 and CW3.

16. CODE NO. 14/0654/COU - CHANGE THE USE OF THE GROUND FLOOR FROM USE CLASS A1 TO USE CLASS A2, INCLUDING ERECTION OF A NEW SHOP FRONT, INSTALLATION OF 3 NO. EXTERNAL LOUVERS AND A SATELLITE DISH, 42 CARDIFF ROAD, CAERPHILLY, CF83 1JQ

The applicant's agent Mr C. Minihane 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. By a show of hands this was agreed by the majority present.

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

RESOLVED that: -

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

Additional Condition (04)

This permission does not grant any consent for the retention of the existing roller shutters at the premises subject of this consent, or for the installation of new roller shutters at those premises. Prior to the commencement of the use hereby approved, the existing roller shutters shall be removed, and the details of any replacement roller shutters shall be submitted to and agreed in writing with the local planning authority. Thereafter the roller shutters shall be installed in accordance with those agreed details.

Reason

In the interests of visual amenity

- (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.

17. 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) Appeals outstanding and decided.

The meeting closed at 19.10p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 14th January 2015 they were signed by the Chair.

CHAIR