



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 11TH FEBRUARY 2015 AT 5.00PM

PRESENT:

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

Councillors:

M. Adams, J. Bevan, D. Bolter, H.R. Davies, Mrs J. Gale, L. Gardiner, N. George, R.W. Gough, A.G. Higgs, Mrs G. Oliver, D. Rees, Mrs J. Summers, J. Taylor

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), C. Boardman (Senior Planner), M. Noakes (Senior Engineer, Transportation Management), C. Davies (Senior Environmental Health Officer), P.J. Harris (Senior Arboricultural Officer), P. Martin (Conservation and Design Officer) and R. Barrett (Committee Services Officer).

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs E.M. Aldworth, J.E. Fussell, A. Lewis, K. Lloyd and Mrs E. Stenner.

2. DECLARATIONS OF INTEREST

A declaration of interest was received as follows: 14/0818/FULL - Councillor D.G. Carter. Details are minuted with the respective item.

In relation to declarations of interest and application 14/0818/FULL (Former Bargoed Fire Station, William Street, Gilfach, Bargoed), the Principal Solicitor confirmed that the ward members for Bargoed and Gilfach had sought advice in this regard and had been advised that there was a need for them to declare an interest on this matter. Further details of these declarations will be noted at the forthcoming site visit.

3. MINUTES - 14TH JANUARY 2015

RESOLVED that the minutes of the Planning Committee held on 14th January 2015 (minute nos. 1 - 12) 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: -

- (i) 14/0518/NCC - Land North Of Glan-Yr-Afon, Glan-Yr-Afon Lane, Fleur-de-lis, Blackwood.
- (ii) 14/0818/FULL - Former Bargoed Fire Station, William Street, Gilfach, Bargoed, CF81 8ND.

5. PROPOSED REVIEW, EXTENSION, AND RE-DESIGNATION OF BUTE TOWN CONSERVATION AREA AND ARTICLE 4 DIRECTION AREA

The report informed Members of the public engagement being undertaken at Butetown as part of the development stage of the Heritage Lottery Fund Project work, and sought approval to implement both the extension and re-designation of Bute Town Conservation Area and the replacement and extension of the Article 4 Direction boundary.

The report was a follow-on to that presented to the Planning Committee on 14th May 2014, when it was resolved that both the existing Bute Town Conservation Area and corresponding Article 4 Direction area be reviewed and be the subject of a public consultation exercise and exhibition with residents and the relevant landowners.

Having fully considered the report it was proposed and seconded that the recommendation contained therein be approved and by a show of hands this was unanimously agreed.

RESOLVED that the existing Bute Town Conservation boundary as set out in Appendix 3 of the report (black lined boundary) be extended and re-aligned (red lined boundary) and the existing Article 4 Direction boundary (shaded in blue) be extended with a new Article 4(2) Direction (shaded in pink) in accordance with the Revised Proposal: Bute Town 'Existing and Proposed Conservation Area and Article 4 boundaries', as set out in Appendix 3 of the report.

6. SITE VISIT – TREE PRESERVATION ORDER 75 OF 2014 – LAND AT WERN WOODLAND, NELSON

Mr P. Hunt, the landowner, and Councillor H. David spoke in objection to the Tree Preservation Order, and Mr J. Davies spoke in support of the Tree Preservation Order.

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

RESOLVED that: -

- (i) the site visit report be noted.
- (ii) TPO 75 of 2014 be confirmed with the following change of name: Woodland northeast of Tawelfan adjoining National Cycle Route 47.

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

7. PREFACE ITEM CODE NO. 14/0422/NCC - GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

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

RESOLVED that:-

- (i) the Officer's Preface Report be noted.
- (ii) subject to the conditions contained in the Officer's original report and the additional condition contained in the Officer's preface report (12), together with the following amended condition, this application be granted.

Additional Condition (12)

The hours of operation hereby approved shall apply for a temporary period only expiring on 28 February 2018, after which the hours of operation shall revert to those granted permission by Caerphilly County Borough Council consent number P/04/1912.

Reason

To allow the impact of extended hours of operation to be assessed.

Amended Condition (03)

Operations authorised by this permission, including vehicles entering or leaving the site, shall be restricted to the following periods:

07.30 to 18.00 Monday to Friday

07.30 to 13.00 Saturday

No operations shall take place on Sundays or Bank Holidays or Public Holidays other than as indicated below:

The site may be open for the receipt of waste from a local authority or its contractors between the following hours:

07.30 to 18.00 Monday to Friday

07.30 to 16.00 Saturday and

07.30 to 13.00 on Bank Holidays or Public Holidays

Reason

To protect the amenity interests of local residents.

- (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.

8. CODE NO. 14/0518/NCC - LAND NORTH OF GLAN-YR-AFON, GLAN-YR-AFON LANE, FLEUR-DE-LIS, BLACKWOOD

Having regard to the impact of the development on highway safety, 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).

9. CODE NO. 14/0818/FULL - FORMER BARGOED FIRE STATION, WILLIAM STREET, GILFACH, BARGOED, CF81 8ND

Councillor D.G. Carter declared an interest in that he is on the same board of school governors as one of the main objectors. As the application was deferred without discussion, there was no requirement for him to leave the meeting.

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 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).

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

10. PREFACE ITEM CODE NO. 14/0152/FULL - 14 BRYNHEULOG ROAD, NEWBRIDGE, NEWPORT, NP11 4RG

The Development Control Manager, together with the Chair, advised Members that Planning Officers would not be in a position to defend the reasons put forward for refusal at any appeal and that the Committee would need to nominate two members to defend any appeal.

Following consideration of the Officer's preface report it was moved and seconded that the application be refused for the reasons contained therein.

An amendment was moved and seconded in that the application be granted in accordance with the recommendation contained within the Officer's original report. By a show of hands this was agreed by the majority present with one abstention.

In accordance with Rule of Procedure 15.5, Councillor R.W. Gough wished it recorded that he voted in support of the application, and Councillor D. Rees wished it recorded that he voted against the application.

RESOLVED that:-

- (i) the Officer's Preface Report be noted.
- (ii) subject to the conditions contained in the Officer's original report this application be granted.
- (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.

11. CODE NO. 14/0763/FULL - 39 CROWN STREET, CRUMLIN, NEWPORT, NP11 4PR

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 Welsh Water/Dwr Cymru.
- (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.

12. CODE NO. 14/0764/FULL - 23 BRYN DERW, BLACKWOOD, NP12 1SN

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.

13. WELSH GOVERNMENT CONSULTATION ON MEZZANINE FLOORS

The report outlined the Welsh Government consultation on introducing legislation to bring internal alterations to provide mezzanine floors under planning control and the report sought the comments of Members on the proposal.

The proposed legislation was outlined and Officer comments relating to the proposals were noted. The Planning Committee's agreement was sought to forward those comments on to Welsh Government as part of the consultation process. Members were advised any comments they wished to make would be added to the response by Officers.

Following consideration of the report it was moved and seconded that the recommendation contained therein be approved and that Officer responses to the questions set out in the consultation document be forwarded to Welsh Government. By a show of hands this was unanimously agreed.

RESOLVED that Officers reply to the questions set out in the consultation on the basis of the comments contained within the report, and that these be forwarded to Welsh Government, together with any additional comments from Members.

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) Appeals outstanding and decided.

In relation to applications determined by delegated powers, a Member queried the reasons for refusal in respect of application 14/0780/FULL. The Development Control Manager advised that he would confirm the reasons with Officers following the meeting and arrange for these to be forwarded to the Member.

The meeting closed at 6.26 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 11th March 2015 they were signed by the Chair.

CHAIR