



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 11TH MARCH 2015 AT 5:00PM**

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#### **PRESENT:**

Councillor W. David - Vice-Chair

#### **Councillors:**

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

#### **Together with:**

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), M. Noakes (Senior Engineer, Highway Planning), C. Davies (Senior Environmental Health Officer), G. Mumford (Senior Environmental Health Officer), C. Boardman (Senior Planner), E. Rowley (Senior Planner) and E. Sullivan (Democratic Services Officer)

#### **APOLOGIES**

Apologies for absence had been received from Councillors D.G. Carter, A.G. Higgs, K. Lloyd and J. Taylor

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

#### **1. DECLARATIONS OF INTEREST**

Declarations of interest were received as follows: 14/0818/FULL - Councillors H.A. Andrews, D.G. Carter, D.T. Davies and Mrs D. Price. 14/0814/LA – Councillor M. Adams, W. David and N. George. Details are minuted with the respective item.

#### **2. MINUTES**

RESOLVED that the minutes of the Planning Committee held on 11th February 2015 (minute nos. 1-14) be approved and signed as a correct record.

**3. TO RECEIVE ANY REQUESTS FOR A SITE VISIT**

There were no site visit requests received.

**4. SITE VISIT CODE NO. 14/0518/NCC – LAND NORTH OF GLAN-YR AFON, GLAN-YR-AFON LANE, FLEUR-DE-LIS, BLACKWOOD**

Dr L. Spiller-Boulter and Councillor D.V. Poole spoke on behalf of local residents in objection to the application and Mr K. Lewis the Applicant's Agent spoke in support of the application.

It was noted that since the submission of the Officer's report a further 168 letters of objection had been received, the objections contained therein were summarised for Members information.

Councillor A. Lewis wished it noted that he had been present at the site visit but had not been listed as in attendance on the site visit report.

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

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 highway safety and by a show of hands this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred for a further report with reasons for refusal based on highway safety.

**5. SITE VISIT – CODE NO. 14/0818/FULL – FORMER BARGOED FIRE STATION, WILLIAM STREET, GILFACH, BARGOED, CF81 8ND**

Councillor D.G. Carter declared an interest prior to the site meeting in that he is on the same School Governing Body as two of the main objectors to the application, having given apologies he was not present at the meeting.

Councillor Mrs D. Price declared an interest prior to the site meeting in that she is on the same School Governing Body as two of the main objectors to the application.

Councillor H.A. Andrews declared an interest prior to the site meeting in that he lives in such close proximity his home address would be directly affected by the proposed development.

Councillor D.T. Davies declared an interest prior to the site meeting in that he is currently the Chairman of the South Wales Fire and Rescue Services (SWFRS), the SWFRS owns the land which will be sold to the applicant should planning permission be granted.

As such Councillors H.A. Andrews, D.T. Davies and Mrs D. Price on the advice of the Monitoring Officer did not attend the Planning Site Visit and were not present at the Planning Committee meeting.

Mr G. Carless spoke on behalf of local residents in objection to the application and Mr M. Rees 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's report be approved. By show of hands (and in noting that there were 2 abstentions) this was agreed by the majority present.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred to allow the completion of a Section 106 Agreement;
- (iii) on completion of the Section 106 Agreement and subject to the conditions contained in the Officer's report and the following additional conditions this application be approved;

Condition (19)

Prior to the commencement of work on site, a scheme for the management of traffic associated with construction activities at the site, including deliveries and workers' vehicles, and timing, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

In the interest of residential amenity and highway safety.

Condition (20)

Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.

Reason

In the interest of the amenity of the area.

Condition (21)

Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.

Reason

In the interest of the amenity of the area.

- (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: CW2 and CW3;
- (v) the applicant be advised of the comments of the Senior Engineer (Land Drainage), Head of Public Services, Wales and West Utilities, Dwr Cymru/Welsh Water, Council Ecologist and Senior Arboricultural Officer (Trees).

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

**6. PREFACE ITEM CODE NO. 13/0873/OUT – PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT PARK ROAD, NEWBRIDGE**

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's preface report be approved. By show of hands (and in noting that there was 1 abstention) this was agreed by the majority present.

Councillor D. Bolter wished it noted that as he had not been present for the whole of the debate he had not taken part in the vote.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's original report without the requirement for a Section 106 Agreement to secure an element of affordable housing as part of the development 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, CW3 and CW11;
- (iii) the applicant be advised of the comments of Welsh Water, Senior Engineer (Land Drainage), Transportation Engineering Manager, Head of Public Protection, Police Architectural Liaison Officer, Housing Enabling Officer and Council's Landscape Architect.

**7. CODE NO. 14/0350/FULL – REDWOOD MEMORIAL HOSPITAL, THE TERRACE, RHYMNEY, TREDEGAR, NP22 5LY**

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 and the following amended conditions this application be granted;

**Amended Condition (13)**

Prior to the commencement of any demolition work the existing memorial plaque to Robert Vachell de Acton Redwood shall be carefully removed and stored during demolition and construction works in accordance with a scheme to be agreed with the Local Planning Authority, and shall thereafter be incorporated into the rebuilt front boundary wall as a memorial plaque as indicated on the approved plan drawing no. R142-03A A1.

**Reason**

In order to reflect the building's historical significance within the Rhymney Town Conservation Area.

- (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 CW4;

- (iii) the applicant be advised of the comments of this Council's Ecologist, Heddlu Gwent Police, Group Manager (Highway Planning), Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water.

**8. CODE NO. 14/0351/CON – REDWOOD MEMORIAL HOSPITAL, THE TERRACE, RHYMNEY, TREDEGAR, NP22 5LY**

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 and the following amended and additional conditions this application be granted;

**Amended Condition (5)**

Prior to the commencement of any demolition work, the existing memorial plaque to Robert Vachell de Acton Redwood shall be carefully removed and stored during demolition and construction works in accordance with a scheme to be agreed with the Local Planning Authority, and shall thereafter be incorporated into the rebuilt front boundary wall as a memorial plaque as indicated on the approved plan drawing no. R142-03A A1.

**Reason**

In order to reflect the building's historical significance within the Rhymney Town Conservation Area.

**Condition (6)**

The demolition hereby approved shall not be carried out before the Local Planning Authority has been provided with evidence that a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.

**Reason**

In the interests of the character and appearance of the conservation area.

- (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 the Council's Ecologist.

**9. CODE NO. 14/0704/FULL – BEDLWYN FARM, CEFN-RHYCHDIR ROAD, PHILLIPSTOWN, NEW TREDEGAR, NP24 6BT**

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

RESOLVED that: -

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

Additional Condition (17)

The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: drawings number PR2885-PA-LP-01, PR2885-PA-EL-01, PR2821-PA-SH-01 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

Reason

To ensure that the development is carried out only as approved by the Local Planning Authority.

- (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 CW4;
- (iii) the applicant be advised of the comments of Defence Infrastructure Organisation (DIO), JRC, Public Rights of Way Officer, Senior Engineer (Land Drainage), Spectrum Licensing, NAT, Heddlu Gwent Police, GGAT, NRW, Group Manager (Transportation Planning).

**10. CODE NO. 14/0814/LA – OAKDALE BUSINESS PARK, PLATEAU 3, WATERLOO, OAKDALE, BLACKWOOD**

Councillor H. David declared an interest in that he was Chair of the 21st Century Schools Cross Party Working Group and is the Chair of the Education for Life Scrutiny Committee which made recommendations on proposed sites for the 21st Century Schools programme and left the Chamber when the application was discussed.

Councillors N. George declared an interest in that he was a substitute member of the 21st Century Schools Cross Party Working Group which made recommendations on proposed sites for the 21st Century Schools programme and left the Chamber when the application was discussed.

Councillor M. Adams declared an interest in that he had a long association with the development of the proposed school site and left the Chamber when the application was discussed.

In the absence of the presiding Chair it was moved and seconded that Cllr Mrs E.M. Aldworth take the Chair for this item and by a show of hand this was unanimously agreed.

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 and the following additional conditions this application be granted;

Condition (20)

Prior to its first use the proposed means of access shall be laid out, constructed and maintained thereafter with vision splays 2.4m x 65m for both junctions onto Waterloo Road. No obstruction or planting when mature exceeding 900mm in height above the adjacent footway shall be placed or allow to grow in the required splay areas.

Reason

In the interest of highway safety.

Condition (21)

The school building shall not be beneficially occupied until the areas indicated for the parking of buses, motor cars and cycles has been laid out in accordance and those areas shall not thereafter be used for any purpose other than the parking of vehicles and cycles.

Reason

In the interest of highway safety.

Condition (22)

The standard of illumination from the sports pitch floodlights shall be such that no undue glare or distraction is occasioned to highway users.

Reason

In the interests of highway safety.

Condition (23)

The school building shall not be beneficially occupied until after the highball catch fencing has been installed in accordance with the submitted plans. The fencing shall thereafter be maintained to the appropriate standard to prevent balls entering the highway.

Reason

In the interest of highway safety.

Condition (24)

Within 6 months from the date the school hereby approved is occupied a School Travel Plan shall be submitted for the written approval of the Local Planning Authority. The travel plan will be designed to encourage all users of the school to travel by alternative methods than the motorcar. The agreed travel plan content shall be implemented within 3 months from the date of approval.

Reason

In the interest of highway safety and to encourage the use of alternative modes of transport.

Condition (25)

Notwithstanding the submitted plans the school building shall not be beneficially occupied until after engineering details of the safe routes to school schemes recommended in the Transport Statement have been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include for additional works in the form of a widening to the north-eastern footway running alongside Waterloo Road to incorporate a new cycleway facility. The safe routes to school schemes shall be implemented in accordance with the agreed details prior to the school opening unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of highway safety.

Condition (26)

Visibility at the junction of Waterloo Road with Yard Coal Rise shall be improved to provide splays of 2.4m x 120m. The improvements shall be completed in accordance with details to be firstly agreed with the Local Planning Authority and be implemented prior to beneficial occupation of the school.

Reason

In the interest of highway safety.

Condition (27)

Prior to its erection a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment at the development. The boundary treatment shall be completed in accordance with the approved details.

Reason

In the interests of the visual amenities of the area.

Condition (28)

Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of the visual amenity of the area.

Condition (29)

Prior to the commencement of work on site, a scheme of gas monitoring shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme.

Reason

In the interest of public health.

Condition (30)

The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details, drawings number P001, P002, P003, P004, P005, P006, P007, P008, P009, P010, P011, P012, PL01, PL02, PL03 and PL04 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

Reason

To ensure that the development is carried out only as approved by the Local Planning Authority.

- (ii) the applicant be advised of the comments of 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: CW2, CW3, CW4, CW5 and CW6;
- (iv) the applicant be advised that there will be a requirement to fund and implement all necessary Traffic Regulations Orders in association with the Safe Routes to School scheme works;
- (v) the applicant be advised that the Council's Schools Travel Plan Coordinator will be available to assist in the preparation, development and implementation of the School Travel Plan;
- (vi) the applicant be advised to discuss and agree the proposed lighting levels with the Council's Street Lighting Manager.



**11. CODE NO. 15/0005/RET – 22 PRIORSGATE, OAKDALE, BLACKWOOD, NP12 0EL**

Mrs G. Powell an objector to the application addressed the Committee. The applicant who had been advised declined to speak.

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 agreed by the majority present.

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

**12. 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 7.15 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th April 2015, they were signed by the Chair.

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CHAIR