



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 8TH APRIL 2015 AT 5:00PM**

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#### **PRESENT:**

Councillor D.G. Carter - Chair

#### **Councillors:**

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

#### **Together with:**

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

#### **APOLOGIES**

Apologies for absence had been received from Councillors J. Bevan, D. Bolter, W. David, J.E. Fussell, K. Lloyd and J. Summers.

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

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

#### **2. MINUTES**

RESOLVED that the minutes of the Planning Committee held on 11th March 2015 (minute nos. 1-12) be approved and signed as a correct record.

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

There were no site visit requests received.

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

**4. PREFACE ITEM CODE NO. 1400518/NCC – LAND NORTH OF GLAN-YR-AFON LANE, FLEUR-DE-LIS, BLACKWOOD.**

It was noted that since the last Planning Committee meeting an email had been received from the Applicant's Agent, the details contained therein were summarised by Mr John Rogers, Principal Solicitor, for Members information.

The Head of Regeneration and Planning, advised Members that Planning Officers would not be in a position to defend the reason 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 reason contained therein.

An amendment was moved and seconded that the application be granted in accordance with the recommendation contained within the Officer's original report.

By a show of hands and with the Chairman's casting vote (and in noting there were 6 against and 2 abstentions) the amendment was lost and as such the motion was declared carried.

RESOLVED that: -

- (i) the preface report be noted;
- (ii) for the reason given in the Officer's preface report this application be refused.

**Reason**

The development of the site for 16 dwellings would increase traffic movements at the junction of Ford Road with Glan-yr-Afon Lane to the detriment of highway safety due to the alignment of the junction and its proximity to another junction to the east. The development would therefore be in conflict with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

Nominations were then sought from Members to represent the Planning Committee in the event of an appeal. Councillors D. Rees and A. Lewis agreed that they would defend the decision of the Planning Committee at any appeal.

**5. CODE NO. 15/0057/FULL – 28 CLOSE CAE MAWR, PENPEDAIRHEOL, HENGOED, CF82 7TH**

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 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.

**6. CODE NO. 15/0048/RET – CAEGLAS COLLIERY, FOCHRIW ROAD, FOCHRIW, BARGOED**

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 application be granted;
- (ii) the applicant be advised of the comments of the Countryside and Landscape Services Manager in respect of bridleway 146 in the community of Gelligaer;
- (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: HN2.1 – Visually importance landscapes and CW4 – Natural heritage protection, CW15 – General locational constraints;
- (iv) the applicant be advised of the comments of the Head of Public Protection that there is possible contamination of the site. To protect health, it is therefore recommendation, that a scheme of ground investigation and risk assessment be undertaken to identify the extent of the contamination and the measures to avoid risk in the continued occupation of the site.

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

**7. CODE NO. 15/0102/FULL – 44 BRYNHEULOG STREET, PENYBRYN, HENGOED, CF82 7GD**

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 this application be refused.

**8. CODE NO. 15/0001/RET – LAND AT IRON BRIDGE, DRAETHEN, NEWPORT**

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 (and in noting that there was 1 against) this was agreed by the majority present.

RESOLVED that: -

- (i) subject to the condition contained in the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of Glamorgan/Gwent Archaeological Trust, Rights of Way Officer and the Council's Ecologist;
- (iii) the applicant be advised of 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.

**9. 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 6.00 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 6th May 2015, they were signed by the Chair.

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CHAIR