



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 6TH MAY 2015 AT 5:00PM

PRESENT:

Councillor D.G. Carter - Chair
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.G. Higgs, A. Lewis, Mrs G.D. Oliver, D. Rees, Mrs J. Summers and J. Taylor.

Together with:

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

APOLOGIES

Apologies for absence had been received from Councillors Mrs E. Stenner and K. Lloyd.

1. DECLARATIONS OF INTEREST

A declaration of interest was received from Councillor L. Gardiner in relation to 14/0761/FULL details are minuted with the respective item.

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 8th April 2015 (minute nos. 1-9) be approved and signed as a correct record.

3. TO RECEIVE ANY REQUESTS FOR A SITE VISIT

Requests for a site visit were received and accepted by Members of the Planning Committee, as follows: -

1. 14/0604/OUT – Erect Residential Development, Car Park, Aiwa Technology Park, Newbridge, Newport.
2. 15/0087/COU – Change the Use to Industrial Coating/Painting of Steel with Associated Assembly and Storage (Use Class B2), Former Rowecord Engineering, Commercial Street, Newport Road, Pontymister, Risca, Newport, NP11 6EY.
3. PP/99/0768 – Land at Penallta Colliery, Ystrad Mynach, Hengoed, Mid Glamorgan.

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

4. CODE NO. 14/0604/OUT – ERECT RESIDENTIAL DEVELOPMENT, CAR PARK, AIWA TECHNOLOGY PARK, NEWBRIDGE, NEWPORT

Having regard to the impact of the development on the local landscape it was moved and seconded that the 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).

5. CODE NO. 14/0674/OUT – ERECT RESIDENTIAL DEVELOPMENT, GLJ RECYCLING LTD, NEWTOWN INDUSTRIAL ESTATE, CROSSKEYS, NEWPORT, NP11 7PZ

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

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) the application be deferred to allow the applicant to enter into a Section 106 Agreement as set out in the Officer's report;
- (ii) on completion of the agreement and subject to the conditions contained in the Officer's 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 attached to this consent: CW2, CW3 and CW4;
- (iv) the applicant be advised of the comments of Dwr Cymru/Welsh Water and Wales and West Utilities.

6. CODE NO. 14/0761/FULL – CRUGLWYN, OFF MANMOEL ROAD, MYNYDD MANMOEL BLACKWOOD

Councillor L. Gardiner declared an interest in that the applicant's grandfather is a personal friend 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 and by a show of hands (and in noting that there were 4 against) this was agreed by the majority present.

RESOLVED that: -

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

Amended Condition (11)

Notwithstanding the submitted details there shall be no movements of Abnormal Indivisible Loads to or from the site until after a revised Traffic Management Plan (TMP) has been submitted to and agreed in writing by the Local Planning Authority. The TMP shall indicate full consultation and approval with neighbouring Authorities which the loads pass through and consultation and approval with Welsh Government. The TMP shall provide evidence that the Officer who co-ordinates the safe passage of abnormal vehicles and shall also include full details of the hauliers indemnity insurance for approval. Details of any high improvements required to the highway network with Caerphilly County Borough Council shall also be completed prior to the delivery of the loads. The development shall proceed in accordance with the TMP following approval in writing by the Local Planning Authority.

Reason

In the interest of highway safety.

- (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.

7. CODE NO. 15/0073/NCC – MCDONALDS RESTAURANTS LTD, UNIT 2, NEWBRIDGE GATEWAY, BRIDGE STREET, NEWBRIDGE, NEWPORT, NP11 6GH

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands (and in noting that there were 1 against) 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 policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of this permission: CW2.

8. CODE NO. 15/0087/COU – FORMER ROWECORD ENGINEERING, COMMERCIAL STREET, NEWPORT ROAD, PONTYMISTER, RISCA, NEWPORT, NP11 6EY

Having regard to the impact of the proposed development on residential amenity it was moved and seconded that the 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. 15/0112/FULL – 13 GWESTY CLOSE, CROESPENMAEN, NEWPORT, NP11 3AD

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and 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.

10. CODE NO. 15/0120/FULL – FORMER CEFN FFOREST FIRE STATION, PWLLGLAS ROAD, CEFN FFOREST, BLACKWOOD

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

RESOLVED that: -

- (i) the application be deferred to allow the applicant to enter into a Section 106 Agreement as set out in the Officer's report;
- (ii) on completion of that Agreement and subject to the conditions contained in the Officers 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;
- (iv) the applicant be advised of the comments of Heddlu Gwent Police, Transportation Engineering Manager, Dwr Cymru/Welsh Water, Senior Engineering (Land Drainage), Wales and West Utilities and Natural Resources Wales.

11. CODE NO. 15/0126/FULL – LAND ADJOINING 19A CWM BRAENAR, PONTLLANFRAITH, BLACKWOOD, NP12 2DS

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands (and in nothing there was 1 abstention) 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;

Condition (14)

Prior to the commencement of work on site, details of the means of protection of the trees within the site during the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason

To ensure adequate protection for the trees that are the subject of a Tree Preservation Order.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2012 are relevant to the conditions of this permission: CW2, CW3 and CW4;
- (iii) the applicant be advised of the comments of the Senior Engineer (Land Drainage) and Dwr Cymru/Welsh Water.

12. CODE NO. 15/0194/FULL – ERECT TWO-STOREY EXTENSION TO SIDE OF PROPERTY, 9 LLWYN COED, BLACKWOOD, NP12 1FT

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and 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 - SOUTH AREA

13. PREFACE ITEM CODE NO. P/99/0768 – LAND AT PENALLTA COLLIERY, YSTRAD MYNACH, HENGOED, MID GLAM

Having regard to the effect on residential amenity it was moved and seconded that the 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).

14. CODE NO. 15/0020/FULL – PROVIDE HYDROTHERAPY POOL ENCLOSURE AND SHED IN REAR GARDEN, WESTWAYS, ST MARTIN'S CRESCENT, CAERPHILLY, CF83 1ER

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and 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.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

15. CODE NO. 15/0069/FULL – 73 CARDIFF ROAD, CAERPHILLY, CF83 1FP

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

RESOLVED that: -

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

Condition (07)

Prior to any development commencing on site, a waste management strategy shall be submitted for the written approval of the Local Planning Authority.

Reason

In the interest of residential amenity.

Condition (08)

Prior to any development commencing on site, a waste management strategy shall be submitted for the written approval of the local planning authority.

Reason

In the interests of residential amenity.

- (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 CW4.

16. CODE NO. 15/0072/FULL – GOODRICH HOTEL, VAN ROAD, CAERPHILLY, CF83 1LD

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and 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: SP15, CW2, CW3 and CW4.

17. CODE NO. 15/0109/FULL – 1 TREDOMEN TERRACE, TREDOMEN, HENGOED, CF82

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Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and 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.

18. 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 18.10 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 10th June 2015, they were signed by the Chairman.

CHAIRMAN