



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH (CHAMBER) ON WEDNESDAY, 10TH JUNE 2015 AT 5:00PM

PRESENT:

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

Councillors:

J. Bevan, Mrs P. Cook, D. Bolter, Mrs J. Gale, L. Gardiner, R.W. Gough, A. Lewis, Mrs G.D. Oliver, Mrs J. Summers, Mrs E. Stenner and J. Taylor.

Together with:

P. Elliott (Head of Regeneration and Planning), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), R. Crane (Solicitor), C. Campbell (Manager, Highway Planning), C. Davies (Senior Environmental Health Officer), G. Mumford (Senior Environmental Health Officer), C. Powell (Senior Planner), P. Den Brinker (Principal Planner), G. Lewis (Principal Planner), R. Amundson (Principal Planner), M. Davies (Principal Planner), E. Rowley (Senior Planner), R. Lloyd (Special Projects Officer) and E. Sullivan (Democratic Services Officer).

APOLOGIES

Apologies for absence had been received from Councillors M. Adams, E. M. Aldworth, H.R Davies, A.G. Higgs, K. Lloyd and D. Rees.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows:-

Councillor J. Bevan and Mrs E. Sullivan (Democratic Services Officer) – 13/0732/MIN – details are minuted with the respective item.

2. MINUTES

RESOLVED that the minutes of the Planning Committee held on 6th May 2015 (minute nos. 1-18) 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. 13/0732/MIN – Nant Llesg Surface Mine.
2. 14/0847/FULL – Erect Three Detached Residential Dwellings, Land to the Rear of Brynmynach Avenue, Ystrad Mynach, Hengoed.
3. 15/0158/FULL – Erect Extension to Existing Dwelling and Construct a Double Garage, Chez Nous, 26 Sunny Bank Terrace, Machen, Caerphilly.

4. SITE VISIT CODE NO. P/99/0768 – LAND AT PENALLTA COLLIERY, YSTRAD MYNACH – DISCHARGE OF CONDITION 5 – IN RESPECT OF THE PROPOSED LOCALLY EQUIPPED AREA OF PLAY (LEAP)

Councillor D. Bolter requested advice from the Principal Solicitor as to whether he should declare an interest in that he is able to view the proposed development from his home. Given the distance and that the proposed development would have no direct impact; the Principal Solicitor advised that there was no requirement to declare an interest.

Mrs H. Jones and Councillor M. James on behalf of local residents spoke in objection to the application; the applicant who had been advised was not present at the meeting.

Following consideration of the application it was moved and seconded that the application be deferred to allow further discussion between residents, Officers and the applicant in relation to nature of the equipment to be installed within the designated site. By show of hands (and in noting there were 4 against and 1 abstention) this was agreed by the majority present.

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

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred to allow further discussions between Residents, Officers and the Applicant.

5. SITE VISIT CODE NO. 14/0604/OUT – CAR PARK, AIWA TECHNOLOGY PARK, NEWBRIDGE, NEWPORT, NP11 6EY

Mr C. Sutton spoke on behalf of Axiom Manufacturing Limited in objection to the application and Mr L. Powell 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 further information with regard to noise mitigation and land ownership as it relates to the provision of a public foot/cycle path to service the proposed developed.

An amendment was moved and seconded that the application be refused and the site be retained for economic development.

By a show of hands (and in noting that there were 7 against) the amendment was lost and as such the motion was declared carried.

RESOLVED that: -

- (i) the site visit report be noted;
- (ii) the application be deferred for further information.

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

It was reported that the application had been withdrawn.

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

7. PREFACE ITEM – CONSULTATION BY TORFAEN COUNCIL – APPLICATION REFERENCE 03/09336: PROPOSED RECLAMATION OF FORMER OPENCAST WORKINGS, RECOVERING OF SECONDARY AGGREGATES AND CONSTRUCTION OF NEW ACCESS ROAD AFFECTING PUBLIC RIGHTS OF WAY AT TIR PENTWYS, HAFODYRYNYS

The report summarised an application made to Torfaen County Borough Council for the recovery of secondary aggregates and its impact on public rights of way. As the neighbouring Authority, Caerphilly County Borough Council was asked to comment as part of the application's consultation process.

Members noted the consultation responses from the Group Manager Transportation Planning, Countryside Services Manager and Head of Public Protection and the Case Officer's recommendation.

Following consideration of the report it was moved and seconded that Torfaen County Borough Council be informed that this Planning Authority objects to the application on the grounds of its detrimental impact on residential amenity, highway safety and air quality and by a show of hands this was unanimously agreed.

RESOLVED that Torfaen County Borough Council be advised that Caerphilly County Borough Council objects to the application on the grounds of its detrimental impact on residential amenity, highway safety and air quality.

8. CODE NO. 13/0732/MIN – NANT LLESG SURFACE MINE

Having regard to the impact of the proposed development on the local and wider landscape and 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. 15/0097/FULL – LAND AT CEFN BACH FARM, CEFN ROAD UPPER, DERI, BARGOED, CF81 9GW

Mr P. Holdcroft the applicant's agent and Councillor D. Hardacre 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 suitable conditions attached should permission be granted at a future meeting and by a show of hands (and in noting there were 2 against and 2 abstention) this was agreed by the majority present.

Councillor D. Bolter 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 the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting.

10. CODE NO. 15/0207/FULL – 2 MOUNT VIEW, PLAS ROAD, FLEUR-DE-LIS, BLACKWOOD, NP12 3RH

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 of the comments of 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 and CW3.

11. CODE NO. 15/0181/FULL – MANDALAY, 10 GELLIHAF ROAD, FLEUR-DE-LIS, BLACKWOOD, NP12 2UY

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 and the following additional conditions this application be granted;

Condition (04)

Prior to the demolition of the existing wall on the southern boundary of the application site with 11 Gellihaf Road, details of the external appearance and dimensions of any replacement wall shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter, the replacement wall shall be erected in accordance with the agreed details.

Reason

In the interests of visual and residential amenity.

Condition (05)

Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new two storey extension at 10 Gellihaf Road, Fleur-de-lis, shall be submitted to the Local Planning Authority for approval. The

approved details shall be implemented before the new extension hereby approved is first occupied.

Reason

To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning policy Wales and Tan 5 Nature Conservation and Planning.

Condition (06)

Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow and Swift) in the new two storey extension at 10 Gellihaf Road, Fleur-de-lis, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first occupied.

Reason

To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.

- (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.

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

12. CODE NO. 15/0158/FULL – CHEZ NOUS, 26 SUNNY BANK TERRACE, MACHEN, CAERPHILLY, CF83 8PY

Having regard to the impact of the development on the existing street scene and 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).

13. CODE NO. 14/0847/FULL – LAND TO THE REAR OF BRYNMYNACH AVENUE, YSTRAD MYNACH, HENGOED

Having regard to the impact of the 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).

14. CODE NO. 14/0387/FULL – CRAIG BACH, PENRHIW LANE, MACHEN, CAERPHILLY, CF83 8PX

Dr C. Rae on behalf of local residents spoke in objection to the application and Mr S. Groucott 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 Officers report be approved and by a show of hands (in noting there was 1 against) this was agreed by the majority present.

RESOLVED that the application be refused.

15. CODE NO. 14/0841/OUT – LAND SOUTH OF GLENDALE, VAN ROAD, CAERPHILLY.

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 enable the completion of a Section 106 Agreement in relation to affordable housing provision;
- (ii) on completion of the Section 106 Agreement and subject to the conditions contained in the Officer's report and the following additional condition this application be granted;

Condition (26)

Prior to the occupation of the development hereby approved noise mitigation measures shall be installed at each dwelling capable of achieving the World Health Organisation guideline values for community noise, namely 50dB(A) measured as a 16hour Laeq for outdoor living areas and 30dB(A) measured as an 8hour Laeq inside bedrooms during the night, and in accordance with details that shall have been submitted to and agreed in writing with the Local Planning Authority.

Reason

In the interests of residential amenity.

- (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 this Council's Ecologist, Wales and West Utilities, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, Public Services, Heddly Gwent Police.

16. 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 19.52 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 July 2015, they were signed by the Chairman.

CHAIRMAN