PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT THE COUNCIL OFFICES, TREDOMEN
ON WEDNESDAY, 26TH OCTOBER 2005 AT 5.00 P.M.

__________________________________________________________

PRESENT:

Councillor S. Jenkins - Chairman
Councillor L.R. Rees - Vice-Chairman

Councillors:


Cabinet Member for Transportation and Planning, Councillor E.K. Griffiths.

Together with:

P. Mears (Chief Planning Officer), J. Rogers (Principal Solicitor), S. Jarrett (Senior Engineer), Mrs C. Davies (Senior Environmental Health Officer), S.M. Kauczok (Committee Services Officer)

Councillors Mrs E. Aldworth, R.T. Davies, K. Etheridge, S. Lewis, M. Prew and K.V. Reynolds.

BEREAVEMENTS

Those in attendance stood in silence as a mark of respect for Councillor David Potter who had recently passed away, for the mother of Gary George, Committee Services Manager, who had passed away at the weekend and also for the members of a family in Pontllanfraith who had lost their lives in a tragic incident.

APOLOGIES

Apologies for absence had been received from Councillors W. David, D.M. Gray and D.T. Wiltshire.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows:-

Councillor J.O. Evans – Application Nos. P/05/1045 & P/05/0710; Councillor K. James –
Declarations received during the course of the meeting are recorded under the respective items.

2. MINUTES

RESOLVED that the following minutes be approved as a correct record and signed by the chairman.

Planning Committee 5th October 2005

REPORTS OF OFFICERS

Consideration was given to the following reports.

3. Site Visit – Code No. P/05/1033 – Amend Plots 7, 8, 9 and 10 to Provide Future Access to Adjacent Land on Land at Hazel Grove, Parc Avenue, Caerphilly

Councillor G.J. Hughes declared an interest in this item and left the Chamber when the application was discussed.

An objector, Mr P. Drain and local ward member Councillor M. Prew, addressed the committee. The applicant, who had been advised, did not attend.

The Committee considered the report of the site visit held on 17th October 2005.

RESOLVED that:-

1. the report of the site visit be noted.

2. the application be deferred to the next meeting for a further report outlining possible reasons for refusal based on highway safety and the effect on the residential amenity of the area.

4. Site Visit – Code No. P/05/1045 – Create Link Footpath between Clos Coed Bach and Apollo Way, Blackwood

Councillor J.O. Evans declared an interest in this item and left the Chamber when the application was discussed.

A representative of the objectors addressed the Committee. A representative of the residents who were in favour of the application addressed the Committee.

Councillor K. Etheridge addressed the Committee.

The Committee considered the report of the site visit held on 17th October 2005.
RESOLVED that:-

1. the report of the site visit be noted.

2. consideration of the application be deferred to the next meeting for a further report outlining possible reasons for refusal based on the effect of the proposal on residential amenity.

5. **Site Visit – Code No. P/05/1034 – Carry out Development without Complying with Condition (9) of Planning Consent P/03/1538 on Land Off Maes y Coed, Blackwood**

The Committee considered the report of the site visit held on 17th October 2005.

RESOLVED that:-

1. the report of the site visit be noted.

2. the application be deferred to the next meeting having regard to the decision taken in relation to planning application no. P/05/1045.

6. **Site Visit – Code No. P/05/0710 – Erect Three Residential Dwellings on Existing Garden Area at Tynyddfa, Springfield Estate, Pontllanfraith**

Councillor J.O. Evans declared an interest in this item and left the Chamber when the application was discussed.

The Committee considered the report of the site visit held on 17th October 2005.

Mrs C. Williams addressed the Committee on behalf of an objector to the application.

RESOLVED that:-

1. the report of the site visit be noted.

2. the application be deferred to request the applicant to amend the description to limit the number of dwellings to one.

3. if the applicant complies with ‘2’ above, the amended application be approved.

4. if the applicant does not comply with ‘2’ above, the application be refused.

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED LEGISLATION**

**PREFACE ITEMS**

7. **Consultation on a New Fees Regime for Monitoring of Mineral and landfill Permissions – Welsh Assembly Government**

RESOLVED that:

1. the Welsh Assembly Government be advised that this Council supports the proposals for the new fees regime as outlined in the report.
2. preparations be made for the introduction of the new fees regime in line with the recommendations in the paper.

8. **Code No. P/00/0172 – Erect 131 Houses including Roads, Garages, Fences and Associated Engineering Works – Land at Hengoed Hall Drive, Cefn Hengoed, Hengoed**

   RESOLVED that the report be noted.

9. **Code No. P/03/1606 – Erect 13 Detached Houses and Garages, Land at Meadow View, Nelson, Treharris**

   The objector, Mr Coleman, had been advised but did not attend. The applicant had been advised and did not attend.

   RESOLVED that the developer be notified that the amended scheme as demarcated on the plan dated 15th September 2005 is considered acceptable in planning terms.

10. **Code No. P/04/1785 – Construct 34 Houses with Garages and Associated Works for Residential Purposes, Land off Pengam Road, Aberbargoed, Bargoed**

    Councillor K.V. Reynolds addressed the committee.

    The application was reported to the Committee on 5th October 2005 at which time the Committee resolved not to accept the recommendation to grant conditional planning permission but that a further report be presented with reasons for refusal.

    RESOLVED that:-

    1. the application be granted subject to the conditions contained in the officer’s report.

    2. the applicant be advised of the comments of the Chief Engineer (Highways), Chief Environmental Health Officer, Welsh Water, Western Power and Transco.

11. **Code No. P/05/0104 – Construct Drive and Landscaping, Park View Bungalow, Manor Park, Newbridge**

    Councillor K. Lloyd declared an interest in this item and left the Chamber when it was discussed.

    The application was reported to Committee on 14th September 2005. The Committee resolved to defer consideration for a site visit which took place on 23rd September 2005.

    The application was reported back to Committee on 5th October 2005 when a decision was deferred to allow reasons for refusal to be prepared.

    RESOLVED that:-

    1. the application be granted subject to the conditions contained in the report.

    2. the applicant be advised of the comments of the Chief Engineer (Highways).
12. Code No. P/05/0198 – Retain 1.8 m High Close Boarded Timber Fence, Rear of Plots 81, 82, 83 and 86 Hengoed Hall, Hengoed

Councillor Mrs. J.A. Pritchard declared an interest in this item.

The Planning Committee that met on 11th May 2005 resolved that the application be deferred to allow a report with reasons for refusal. The Committee also requested that Officers seek to negotiate with the applicant a more acceptable form of screen (Code No. P/05/1011) and that Counsel’s opinion be sought on the matter of the increase in ground levels and the subsequent construction of the retaining wall (see separate report).

RESOLVED that the application be refused for the following reason:-

“The close boarded timber fence set on top of the 1.8 metre brick wall, is of a poor design and presents a visually poor quality screen to the detriment of the amenity of occupiers of properties in Beechfield Avenue and Hengoed Parc and the general residential character of the area. The development is therefore contrary to Policy DC1 of the Council Approved Unitary Development Plan.”

13. Code No. P/05/1051 – Erect 20m Lattice Tower with Two 1.7m Antennas and Three 0.3m Transmission Dishes along with Associated Equipment - Paul Brown Haulage, Old Granary, Graddfa Industrial Estate, Llanbradach, Caerphilly

Consideration of the application for a telecommunication mast within an industrial estate was deferred by the Committee on 14th September 2005 and returned for reasons to refuse permission. Members had raised concern regarding the potential health risk to workers within the industrial area.

RESOLVED that for the reason contained in the preface report, the application be refused.

14. Code No. P/05/1116 – Erect Telecommunications Monopole Mast with Replacement Lighting and Associated Works, Bedwas RFC, Bedwas Road, Bedwas, Caerphilly

Councillor C.P. Duggan declared an interest in this item and left the Chamber when the application was discussed.

Consideration of the application was deferred by the Committee on 14th September 2005 and returned for reasons for refusal.

RESOLVED that for the reason set out in the officer’s preface report, the application be refused.

SCHEDULE 1 – OUTLINE APPLICATIONS

15. Code No. P/05/0575 – Erect Residential Development on Land at Castlegate, Caerphilly

RESOLVED that:-

1. subject to the conditions contained in the Officer’s report and to the following additional condition (13), this application be granted.
Additional Condition (13)
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no garages, porches, conservatories or extensions shall be erected (other than those expressly authorised by this permission) at the development hereby approved.

Reason (13)
In order to retain effective control over the development.

2. The applicant be advised of the comments of Dwr Cymru and the Chief Environmental Health Officer.

16. Code No. P/05/1117 – Erect Residential Development Comprising Two Dwellings (Existing Dwelling to be Demolished) at the Lodge, Corbetts Lane, Caerphilly

RESOLVED that the application be deferred for further information.

17. Code No. P/05/1118 – Erect One Dwelling on Land at the Rock, Blackwood

RESOLVED that for the reasons contained in the officer’s report, this application be refused.

18. Code No. P/05/1188 – Erect two Semi-Detached Houses with Integral Garages at Garden of 1A Factory Road, Bargoed

RESOLVED that for the reasons contained in the officer’s report, this application be refused.

19. Code No. P/05/1225 – Renew Outline Planning Consent P/02/0106 for Construction of Link Houses at Rear of 2 High Street, Nelson, Treharris

RESOLVED that:-

1. subject to the conditions contained in the officer’s report, this application be granted.

2. the applicant be advised of the comments of the Chief Engineer (Drainage and Highways), Hyder, Transco, Western Power Distribution, the Coal Authority and the Chief EHO.

SCHEDULE 2 – FULL APPLICATIONS

20. Code No. P/05/0232 – Demolish Existing Fruit and Vegetable Store and Rebuild; Transfer Existing Butchers from its Site Adjacent to Rowan Tree Car Park & Relocate in New Building, Building Adjacent to 2 Colliers Cottages, Caerphilly Road, Nelson, Treharris

RESOLVED that for the reasons contained in the officer’s report, this application be refused.
21. Code No. P/05/0640 – Demolish Existing Garage and Workshop with the Erection of Thirteen Dwellings, Garages, Parking Court, Road and Associated Works on Land Off New Bryngwyn Road, Newbridge

RESOLVED that:-

1. subject to the conditions contained in the officer’s report and to the additional condition (18), this application be granted.

Additional Condition (18)
No building approved by this permission shall be occupied until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy. The investigation and remediation scheme must be carried out in accordance with current DEFRA guidance and therefore the assessment must be undertaken using the CLEA model as well as having consideration to CLR 7 to 11.

Reason (18)
To prevent pollution.

2. the comments of Welsh Water be brought to the attention of the developer.

22. Code No. P/05/0988 – Erect Residential Development Comprising 18 Two Bedroom Flats on Land at Hall Street, Blackwood

RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

23. Code No. P/05/0993 – Erect Kennel Block Containing Twenty Units with Separate Reception/Kitchen Block at Fydygelyn Farm, Llanfabon, Nelson, Treharris

RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

24. Code No. P/05/1002 – Construct a Compressor House at A. Schulman Inc. Limited, Croespenmaen Industrial Estate, Crumlin

RESOLVED that consideration of this application be deferred for a site visit by the Chairman, Vice Chairman and members of the Crumlin and Penmaen Wards.

25. Code No. P/05/1011 – Erect 1.8 m High Decorative Timber Fence to Rear of Plots 81, 82 and 83 Hengoed Hall, Hengoed

An objector, Mr. J. Seymour and Mr. M. Roberts, representing the applicant, addressed the Committee.

RESOLVED that subject to the conditions contained in the officer’s report and to the amended condition (3), this application be granted.

Amendment to Condition (3)
Details of the height, finish and method of construction of the fence shall be agreed in writing with the Local Planning Authority before any works commence and the fence
shall thereafter be constructed within three months in accordance with the agreed details.

26. Code No. P/05/1028 – Demolish Existing Dwelling and Garage and Replace with New Chalet Bungalow and Garage at The Nook, Graig Bungalows, Cwmcarn, Crosskeys

Councillor K. James declared an interest in this item and left the Chamber while the application was discussed.

RESOLVED that:-

1. subject to the conditions contained in the officer’s report and to the additional condition (9), this application be granted.

   **Additional Condition (9)**
   No development shall take place until a scheme for the importation to the site, and testing for contamination of soils and materials, has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

   **Reason (9)**
   To prevent pollution.

2. the applicant be advised of the comments of the Chief Engineer (Highways and Drainage) and Welsh Water.

27. Code No. P/05/1076 – Erect two Storey Family, Civil Court and Associated Offices at Former Kwik Save Store, Hall Street, Blackwood

RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

28. Code No. P/05/1086 – Erect Two Storey Rear Extension at 1 St Margaret’s Avenue, Cefn Fforest, Blackwood

RESOLVED that for the reason contained in the officer’s report, this application be refused.

29. Code No. P/05/1102 – Erect Extension and Carry Out Alterations at Islwyn Cottage, Highland Terrace, Blackwood

RESOLVED that:-

1. subject to the conditions contained in the officer’s report, this application be granted.

2. the applicant be advised of the comments of Welsh Water.
30. **Code No. P/05/1141** – Change Use to Tattoo and Piercing Studio at 2A Penallta Road, Ystrad Mynach, Hengoed

   RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

31. **Code No. P/05/1159** – Change Use of Retail Premises to Amusement Arcade at 6 Clive Street, Caerphilly

   RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

32. **Code No. P/05/1171** – Reorientate Previously Approved retail Units (Units 1 & 2) from that in Approved Retail Scheme (P/02/1280) including Revised Servicing Arrangements at Phase 2B, Gallagher Retail Park, Crossways, Caerphilly

   RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

33. **Code No. P/05/1175** – Change Use of Vacant Land to Use of Keeping Chickens and Pigeons on Land Fronting Public Right of Way, Nr Dafalog Terrace, New Tredegar

   RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

34. **Code No. P/05/1180** – Temporary Store Fridges and Freezers at Capital Valley Industrial Estate, Rhymney, Tredegar

   RESOLVED that:-

   1. subject to the conditions contained in the officer’s report, this application be granted.

   2. the developer’s attention be drawn to the comments of the Environment Agency (Wales).

35. **Code No. P/05/1184** – Create Riding Arena for Private Schooling of Own Horses at Ysgubor Derwen, Heol Ty Newydd, Bedwellty, Blackwood

   RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

36. **Code No. P/05/1190** – Erect Two 2-Bedroomed Flats and Associated External Works on Land at Corner of Church Street, Tydfil Road, Bedwas, Caerphilly

   RESOLVED that:-

   1. determination of the application be deferred to enable the completion of a Section 106 Agreement that will require the contribution of a sum of £10,000 towards the improvement of the highway, the sum to be paid on completion of the development.
2. upon completion of the Section 106 Agreement and subject to the conditions set out in the officer’s report, this application be granted.

3. the applicant be advised of the comments of Welsh Water.

4. the applicant be advised that before any vehicle crosses the public footway a properly formed vehicular crossover must be provided, the constructional details of which must be agreed with the Network Operations Section, Engineering Division, Caerphilly CBC.

37. Code No. P/05/1193 – Erect Structure for Insulated Cladding Testing at Maerdy Industrial Estate (South), Rhymney, Tredegar

Councillors A. Higgs and J. Bevan declared an interest in this item and left the Chamber while it was discussed.

An objector, Mr J. Jones, addressed the Committee. The applicant, who had been notified, did not attend.

Councillor S. Lewis addressed the Committee and presented a petition to the Chairman on behalf of St Clare’s OAP Complex.

RESOLVED that consideration of the application be deferred to the next meeting for a further report outlining possible reasons for refusal based on the effect on the residential amenity of the area.

38. Code No. P/05/1210 – Erect 3 and 4 Bedroom Detached Houses with Integral Garages and Off Road Parking on Plots 3 and 4 (Former Deri Service Station), Bailey Street, Deri, Bargoed

RESOLVED that:-

1. subject to the conditions contained in the officer’s report and to the additional condition (12), this application be granted.

   Additional Condition (12)
   No building approved by this permission shall be occupied until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy. The remediation scheme must be carried out in accordance with current DEFRA guidance and therefore the assessment must be undertaken using the CLEA model as well as having consideration to CLR 7 to 11.

   Reason (12)
   In the interests of public health.

2. the applicant be advised of the comments of the Chief EHO and Welsh Water.

39. Code No. P/05/1232 – Erect Two Storey Front and Single Storey Rear Extension at 15 Wentwood Place, Ty Newydd Park, Risca, Newport

The objector, Mrs Morgan and the applicant, Mr Perrett, addressed the Committee.
Having regard to the effect on the adjoining development it was :-

RESOLVED that consideration of this application be deferred for a site visit by the Chairman, Vice Chairman and local ward members.

40. Code No. P/05/1234 – Convert Barn at The Granary, Pantyscawen Farm, Newbridge

RESOLVED that for the reason contained in the officer’s report, this application be refused.

41. Code No. P/05/1244 - Install Postman’s Security Container (Replace Single with Double) Next to Studio 42, Bryn Lane, Pontllanfraith, Blackwood

RESOLVED that:-

1. subject to the conditions contained in the officer’s report, this application be granted.

2. the applicant be advised to contact the Chief Engineer (Highways) with regard to the carrying out of the work.

42. Code No. P/05/1245 – Install Postman’s Security Container (Replace Single with Double) at Cae Collen, Blackwood

RESOLVED that subject to the condition contained in the officer’s report, this application be granted.

43. Code No. P/05/1246 – Install Postman’s Security Container (Replace Single with Double) at Outside Oakdale Hotel, Central Avenue, Oakdale, Blackwood

RESOLVED that subject to the condition contained in the officer’s report, this application be granted.

44. Code No. P/05/1264 – Erect Detached Dwelling on Plot 4, Former Hospital Site, Westville, Abertysswg, Rhymney, Tredegar

Councillor J. Bevan declared an interest in this item and left the Chamber while it was discussed.

RESOLVED that:-

1. subject to the conditions contained in the officer’s report, this application be granted.

2. the comments of Dwr Cymru, Environment Agency (Wales) and the Chief Engineer (Drainage) be conveyed to the developer.
45. Code No. P/05/1272 – Change Use of Former Credit Union Office to Dental Surgery at 4 Clive Street, Caerphilly

RESOLVED that subject to the condition contained in the officer’s report, this application be granted.

46. Code No. P/05/1280 – Retain Stables and Associated Storage and Change Use of Land to Paddock for the Keeping of Horses and Retain Access to Penywaun Cottages, Penywaun Lodge, Heol Fawr, Nelson, Treharris

RESOLVED that subject to the conditions contained in the officer’s report, this application be granted.

SCHEDULE 8 – DEVELOPMENT BY LOCAL PLANNING AUTHORITY

47. Code No. P/05/1122 – Erect a Battery of Four Garages on Land Adjacent to 9 Phillips Walk, Ty Coch, Rhymney, Tredegar

RESOLVED that subject to the condition contained in the officer’s report, deemed consent be granted.

48. Code No. P/05/1284 – Change the Use from Dwelling to Temporary Office Accommodation at 1 Ty Mynyddislwyn, Gelligroes Road, Pontllanfraith, Blackwood

RESOLVED that subject to the condition contained in the officer’s report and the additional condition (2), deemed consent be granted.

Condition (2)
Notwithstanding the submitted plans no works whatsoever shall commence until details have been submitted to and approved by the Local Planning Authority, which provide a minimum of four off-street parking spaces within the curtilage of the site. Such provision shall be completed in accordance with the details prior to beneficial occupation and maintained thereafter free of obstruction for the parking of motor vehicles only.

Reason (2)
In the interests of highway safety.

49. Code No. P/05/1299 – Erect Extension to Washing Room, Conservatory to Rear Elevation and Block Paviour to Front at 22/24 Heol Aneurin, Caerphilly

RESOLVED that subject to the condition contained in the officer’s report, this application be granted.
SCHEDULE 11 – MISCELLANEOUS

50. Code No. P/05/1235 – Erect 15m Street Furniture Column Mast Accommodating Six Internal Antennae & a Ground Based Cabinet on Footway of A472 Nelson Road, (opp. Tredomen Business Park), Ystrad Mynach, Hengoed

An objector, Mr Stone, addressed the Committee. The applicant had been notified but did not attend.

AMENDMENT TO RECOMMENDATION

In accordance with Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the applicant be advised that prior approval is required for the siting and appearance of the proposed development and that the prior approval is REFUSED.

The Caerphilly County Borough Council, as the Local Planning Authority, hereby REFUSES approval for the siting and appearance of the development.

The reasons for the Council’s decision are:-

(1) The proposal by virtue of its scale and character is detrimental to visual and residential amenity.

(2) The proposal would be detrimental to the residential amenity of the area because of the perception by the local residents of the harm that it would cause to their health.

51. Code No. P/05/1236 – Erect 12.5m Street Furniture Column Mast Accommodating Six Internal Antennae & a Ground Based Cabinet at Footway of A468, Newport Road (Opposite Pant Glas Ind. Estate), Caerphilly

Councillor J.R. Davies declared an interest in this item.

A pupil of Bedwas High School, Amy Jordan, and Councillor Mrs E. Aldworth addressed the Committee. The applicant had been notified but did not attend. Councillor R.T. Davies presented a petition on behalf of local residents.

In accordance with Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the applicant be advised that prior approval is required for the siting and appearance of the proposed development and that the prior approval is REFUSED.

The Caerphilly County Borough Council, as the Local Planning Authority, hereby REFUSES approval for the siting and appearance of the development.

The reasons for the Council’s decision are:-

(1) The mast is in a prominent roadside location where the proliferation of antennae would be detrimental to the visual appearance of the area contrary to Policy DC1 of the Council Approved Unitary Development Plan.

(2) The proposal would be detrimental to the residential amenity of the area because of the perception by the local residents of the harm that it would cause to their health and that of vulnerable persons at a local school.
Items for Information

The following items were reported and noted:

(a) Applications determined under delegated powers.

(b) List of Planning Applications which are out of time/not dealt with within 8 weeks of date of registration.

(c) Applications awaiting completion of a Section 106 Agreement.

(d) Outstanding Appeals 2004/05.

(e) Appeal under Section 78 of the Town and Country Planning Act 1990 against the Refusal of Planning Permission to Construct a Rear First Floor Extension at 24 Penllwyn Street, Cwmfelinfach (P/04/1625).

(f) Appeal under Section 78 of the Town and Country Planning Act 1990 against the Refusal of Planning Permission to Change the Use of a Shop to Restaurant and Hot-Food Takeaway at 119 Newport Road, Cwmcarne (P/04/1177).

(g) Appeal under Section 78 of the Town and Country Planning Act 1990 against the Refusal of Planning Permission to Construct a Rear First Floor Extension at 36 Penllwyn Street, Cwmfelinfach (P/04/1626).

(h) Appeal - Application No. P/04/1839 - Appeal Under Section 78 of the Town and Country Planning Act 1990 Against the Refusal of Planning Permission to Erect a Conservatory to the Front of 88 High Meadow, Abercarn.

(i) Appeal by Mr K. Whitcombe under Section 78 of the Town and Country Planning Act 1990 Against the Refusal of Planning Permission to Erect a Three Bedroom Detached Residential Property at 21 Corbett Crescent, Caerphilly (P/04/1889).

(j) Appeal - Application No. P/04/0991 - Appeal Under Section 78 of the Town and Country Planning Act 1990 Against the Refusal of Planning Permission to Convert Existing Former Church Premises to Dwelling, Store and Office to be used in Conjunction with Existing Private Cemetery at Zoar Church, the Graig, Llechryd, Rhymney, Tredegar.

(k) Appeal under Section 78 of the Town and Country Planning Act 1990 Against the Decision of the Caerphilly County Borough Council to Refuse Planning Permission in Respect of the Erection of a Three Storey Block of Five Flats Plus Parking (P/04/1220) at Kingswood Close, Hengoed.

(l) Appeal – Application No. P/04/1906 – Appeal under Section 78 of the Town and Country Planning Act 1990 against the Refusal of Planning Permission to Erect Single Storey Addition to Front Elevation at 33 Bryntirion, Bedwas, Caerphilly.

(m) Appeal under Section 78 of the Town and Country Planning Act 1990 against the Refusal of Planning Permission in Respect of the Change of Use of Existing Taxi Operating Centre and Hairdressers including the Erection of New Buildings (P/05/0204) at Picton Street, Pontllotyn, Bargoed.

(n) Appeal under Section 78 of the Town and Country Planning Act 1990 against the Decision of Caerphilly County Borough Council to Refuse Planning Permission in Respect of the Construction of a Riding Surface for Horses (P/05/0241) at Cwm Argoed Lane, Manmoel, Oakdale.
The meeting closed at 7.45 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 16th November 2005, they were signed by the Chairman.

________________________
CHAIRMAN