PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT THE COUNCIL OFFICES, TREDOMEN, ON WEDNESDAY, 15TH FEBRUARY 2006 AT 5.00 PM

PRESENT:

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

Councillors:


Together with:

P. Mears (Chief Planning Officer), T. Stephens (Development Control Manager), J. Rogers (Principal Solicitor), S. Jarrett (Senior Engineer), C. Davies (Environmental Health Officer), D. Phillips (Committee Services Officer).

APOLOGY

An apology for absence was received from Councillor K. Lloyd.

1. DECLARATIONS OF INTEREST

Declarations of interest were received as follows - Councillor L.R. Rees P/051661, Councillor J.O. Evans P/05/1682, Councillor P.C.W. Bailie P/05/0441, J.R. Davies P/05/1662, Councillor D.T. Wiltshire P/05/1000 and M. Davies P/05/1033

Details are minuted with the respective item.

2. MINUTES - 2005

RESOLVED that the minutes of the meeting be approved and signed as a correct record.

REPORTS OF OFFICERS

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

PREFACE ITEMS

3. Code No. P/00/0686 – Proposed Modification of Waste Management License at Rhas Las, Fochriw

RESOLVED that Environment Agency (Wales) be advised that this Council has no objection to the proposed modification to the waste management license.

4. Bryn Quarry, Gelliargwellt Uchaf, Gelligaer

RESOLVED that Environment Agency (Wales) be advised that this Council has no objection to the proposed amendments to the waste management license for Gelliargwellt Uchaf.

OUTLINE APPLICATIONS

5. Code No. P/05/1000 – Develop Site for Residential Purposes on Land and Building at 24 Tredegar Street, Risca

Councillor D.T. Wiltshire declared an interest in this application as the applicant is known to him. He left the chamber while the application was being discussed.

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 Chief Engineer (Highways & Drainage) and The Chief Environmental Health officer regarding the importation of soil.

6. Code No. P/05/1228 – Construct Two Groups of Three Detached Private Dwellings at Old School Site (rear of Llanfabon Rectory), High Street, Nelson, Treharris

RESOLVED that for the reasons contained in the Officer's report, this application be refused.

7. Code No. P/05/1649 – Erect Three Bedroom Detached Dwelling at Beechwood House, 27 Kings Hill, Hengoed

RESOLVED that for the reasons contained in the Officer's report, this application be refused.
8. **Code No. P/05/1707 – Erect Three Storey Flats at College Motor Company, Risca Road, Crosskeys**

Having regard to the effect on residential amenity and adjoining development it was:

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

**FULL APPLICATIONS**


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 Chief Engineer (Drainage and Highways), Dwr Cymru, Wales and West Utilities, and Western Power Distribution

10. **Code No. P/05/1055 – Demolish Existing Buildings and Construct Two New Dwellings at Rosecarn, Woodland Drive, Newbridge**

Having regard to the effect on residential amenity and adjoining development it was:

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

11. **Code No. P/05/1174 – Erect Riding School, Livery and Associated Dwellings on Land at Forest View, Cefn Porth Road, Rudry, Caerphilly**

It was noted that although this application had been withdrawn members

RESOLVED that appropriate enforcement action be taken , including court action be taken where necessary.

12. **Code No. P/05/1419 – Change the Use to Allotment Gardens on Land off Groveside Road, Penmaen, Oakdale, Blackwood**

Having regard to the effect on residential amenity and adjoining development it was:

RESOLVED that consideration of the application be deferred for a site visit by the Chairman, Vice-Chairman and local ward members.
13. Code No. P/05/1469 – Erect Two Storey Rear Extension at 8 Thornleigh Road, Pentwyn, Trinant, Crumlin

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 Chief Engineer (Highways).

14. Code No. P/05/1550 – Change of Use from Hair Salon and Flat to Hair Salon and Beauty Salon at 35A White Street, Caerphilly

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

15. Code No. P/05/1562 – Erect New Dwelling on Land Adjoining Danycoed, Gelligroes, Pontllanfraith, Blackwood

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, Chief Engineer (Drainage) and Chief Environmental Health Officer.


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

17. Code No. P/05/1583 – Erect Two Storey Side and Rear Extensions, Ground Floor Garage/Porch/Lounge/Kitchen and First Floor Bedrooms/Bathroom/Wardrobe at 20 St. Deinols Close, Pengam, Blackwood

RESOLVED that:-

(i) subject to the conditions contained in the Officer's report, this application be granted;

(ii) the applicant be advised that no surface water shall discharge onto the highway.

18. Code No. P/05/1591 – Demolish Existing Structure and Construct New Detached Dwelling on Plot Adjacent to 1 Kings Avenue, off Church Street, Rhymney, Tredegar

Having regard to the effect on highway safety it was:

RESOLVED that the application be deferred for a site visit by the Chairman, Vice-
Chairman, local ward members and the adjoining local ward members.

19. **Code No. P/05/1603 – Construct Single Dwelling on Land off Downey Grove, (adjacent to No. 7), Penpedairheol, Hengoed**

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 Chief Engineer (Highways and Drainage), Chief Environmental Health Officer and Dwr Cymru.

20. **Code No. P/05/1642 – Demolish Existing Building and Construct Two Single Storey Dwellings at Tair Erw, Ystrad Mynach, Hengoed**

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 Chief Engineer (Drainage), Dwr Cymru, and the Chief Environmental Health Officer.

21. **Code No. P/05/1644 – Convert Attic, Erect Garage and Form Hardstanding at Adref Bungalow, Bryn Road, Pontllanfraith, Blackwood**

RESOLVED that:-

(i) subject to the conditions contained in the Officer’s report, this application be granted;

(ii) the applicant be advised to contact the Highways Section before the construction of the garage commences, in order to determine the precise position of the edge of the highway.

(iii) No surface water shall be permitted to discharge onto the highway.

22. **Code No. P/05/1646 – Construct Lay-By and Retaining Wall at 1 Laburnam House, Woodfieldside, Blackwood**

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 Chief Engineer (Highways).

23. **Code No. P/05/1654 – Erect Extension at 34 Gwaun Fro, Penpedairheol, Hengoed**

RESOLVED that for the reasons contained in the Officer’s report, this application be refused.
24. **Code No. P/05/1661 – Erect New Private Bungalow on Land at Lower Road, Adjacent to Oakfield, Elliots Town, New Tredegar**

Councillor L.R. Rees declared an interest in this application as the applicant is related to his wife. He left the Chamber while the application was being discussed.

**RESOLVED that:**

(i) subject to the conditions contained in the Officer’s report, this application be granted;

(ii) the applicants be advised of the comments of Chief Engineer (Drainage), Chief Environmental Health Officer and Dwr Cymru.

25. **Code No. P/05/1663 – Retain Raised Decking at 10 Halls Road, Newbridge**

It was noted that determination of the application will be deferred and dealt with at the next meeting.

26. **Code No. P/05/1664 – Erect Five Dwellings at Coed y Pica, Bronmynydd, Abertridwr, Caerphilly**

**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 Chief Environmental Health Officer, Welsh Water and Chief Engineer (Drainage).

27. **Code No. P/05/1666 – Erect New Warehouse (No. 1) at Carlton Way, Penyfan Industrial Estate, Crumlin, Newport**

**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 Chief Engineer (Highways and Drainage), Chief Environmental Health Officer, Wales and West Utilities and Dwr Cymru/Welsh Water.

28. **Code No. P/05/1667 – Erect New Warehouse (No. 2) at Carlton Way, Penyfan Industrial Estate, Crumlin, Newport**

**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 Chief Engineer (Highways and Drainage), Chief Environmental Health Officer, Wales and West Utilities and
29. Code No. P/05/1669 – Erect Pre-Cast Concrete Garage at 5 Station Place, Risca, Newport

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

30. Code No. P/05/1682 – Erect Two Storey Dwelling to be used as Holiday Let at Gelli Gynnes, Llwynon Lane, Oakdale, Blackwood

Councillor J.O. Evans declared an interest in the application as the applicant is known to him. He left the chamber while the application was being discussed.

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, Environment Agency Wales and The Chief Environmental Health Officer.

31. Code No. P/05/1690 – Retain Change of use to a Vehicle Repair Garage at Unit 7, Former Council Depot, Abercarn, Newport

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 Chief Engineer (Highways), Chief Environmental Health Officer and the Environment Agency (Wales).

32. Code No. P/05/1691 – Retain Change of use to a Vehicle Repair Garage at Unit 8, Former Council Depot, Abercarn, Newport

RESOLVED that: -

(i) subject to the conditions contained in the Officer’s report, this application be granted;

(ii) the applicants attention be drawn to the comments of the Chief Engineer (Highways), Chief Environmental Health Officer and the Environment Agency (Wales).

33. Code No. P/05/1692 – Retain Change of use to a Vehicle Repair Garage at Units 3,4 & 4A, Former Council Depot, Abercarn, Newport

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 Chief Engineer (Highways), Chief Environmental Health Officer and the Environment Agency (Wales).

34. Code No. P/05/1697 – Vary Condition (7) Attached to Planning Permission P/00/1022 to Amend Minimum Individual Retail Unit Size from 650sq.m to 465sq.m on Land South of Thorncombe Road, Blackwood

RESOLVED that:-

(i) the application be deferred to allow the applicant to enter into a Section 106 Agreement

(ii) subject to the satisfactory completion of the Agreement and to the conditions contained in the Officer’s report, this application be granted.

35. Code No. P/05/1701 – Erect New Portacabin and Retain One Portacabin for use as Changing Room at Bergstrom Europe UK, Duffryn Industrial Park, Ystrad Mynach, Hengoed

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

36. Code No. P/05/1704 – Erect Utility Extension at 4 The Avenue, Ystrad Mynach, Hengoed

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

37. Code No. P/05/1708 – Create Temporary Means of Access for Approx. 24 Months to Serve the Social Rented Houses Subject of Planning Permission Application No. P/04/0820 on Land Adjacent to Virginia Park, off Heol Bro Wen, Caerphilly

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

38. Code No. P/06/0004 – Erect New Church Hall and Demolish Existing Hall to Enlarge Car Park on Land Adjacent to St. Helen’s Roman Catholic Church, Nantgarw Road, Caerphilly

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 and Chief Engineer (Drainage).
   
   RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

40. **Code No. P/06/0011 – Erect Sculpture Acting as a Mining Memorial at Windsor Colliery Site, Senghenydd, Caerphilly**
   
   RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

41. **Code No. P/06/0014 – Vary Condition Number (4) of Planning Consent P/02/0531 to Allow Opening Until 12.00 p.m. Seven Days Per Week at Marmaris Takeaway, 14 High Street, Fleur De Lys, Blackwood**
   
   Councillor R. Cook was not present for all of the discussion of the application and did not vote.
   
   RESOLVED that for the reasons contained in the Officer's report, this application be refused.

42. **Code No. P/06/0023 – Erect Bay Window to Front Elevation at 14 Pendinas Avenue, Croespenmaen, Crumlin**
   
   RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.

43. **Code No. P/06/0025 – Convert Existing Benefits Processing Office to Job Centre Plus and Provide New Frontage, Interior Fit Out and Corporate Re-Branding Including Signage at Job Centre Plus, 44-46 High Street, Bargoed**
   
   RESOLVED that subject to the condition contained in the Officer’s report, this application be granted.

**DEVELOPMENT BY LOCAL PLANNING AUTHORITY**

44. **Code No. P/05/1656 – Utilise Existing Office Space and Front Car Parking Area for Caerphilly County Borough Council Use at St. Ives Building, Duffryn Business Park, Ystrad Mynach, Hengoed**

**RECORDED VOTE**

In accordance with Rule of Procedure 15 (2)(a) Councillor R. Cook and R. Gough wished it recorded that they voted against the application.

RESOLVED that subject to the conditions contained in the Officer's report, this application be granted.
45. Code No. P/05/1662 – Construct Shared Use Footpath/Cycleway (minimum width 2m/maximum width 3m) Between Pont Bedwas Bridge, Bedwas to Graig yr Rhacca via Riverside Walk

Councillor J.R. Davies declared an interest in the application as the area is very well known to him and he is supportive and known to the cyclists and walkers at the riverside walk. He left the chamber while the application was discussed.

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

46. Code No. P/05/1675 – Construct Approximately 550m of New Footway/Cycleway 2.5m wide at Former Colliery Site Between Celynen Road and River Ebbw, Newbridge

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 Environment Agency Wales.

47. Code No. P/06/0015 – Create Sitting Area, Viewing Terrace with Steps and Ramped Access to Rear Lane/Cycleway on Land Adjacent to 8 Springfield Terrace, Hollybush, Blackwood

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 Chief Engineer (Drainage).

SCHEDULE 9 APPLICATIONS FOR LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

48. Code No. P/05/1273 – Provide New Disabled Access to Front Elevation of School House at Trinity Church & School House, Trinity Hill, Crosskeys, Newport

RESOLVED that for the reasons contained in the Officer's report, this application be refused.

SCHEDULE 11 MISCELLANEOUS

49. Code No. P/05/1566 – Obtain Certificate of Appropriate Alternative Development to Erect Residential Development on Land at Rhymney Bridge, Rhymney

RESOLVED that a Certificate of Appropriate Alternative Development be issued indicating that planning permission would have been granted for residential development subject to the conditions outlined in the report.
ITEMS FOR INFORMATION

The following items were reported and noted:-

(a) Applications determined by 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 2004/2005/2006;

(e) Application No P/05/0314 – Appeal Under the Town and Country Planning Act 1990 against the Refusal of Planning Permission to Erect a Two Storey Extension and Convert Loft at 4 Highfield Road, Pontllanfraith, Blackwood;

(f) Section 78 Appeal by Mr S. Singh Against the Refusal of Planning Permission (P/05/0441) in Respect of Change of Use to a Fast Food Café and Takeaway at 49 High Street, Rhymney;

(g) Councillor P.C.W. Bailie declared an interest in this application as the applicant is known to him.

(h) Section 78 Appeal by Hutchinson 3G UK, Trading as Three, Against the Refusal of Planning Permission (P/05/1070) for the Siting and Appearance of a 15 Metre Slim Monopole Mast and Associated Equipment Cabinet on Land to the Rear of John Booth Car Sales, Main Road, Maesycwmmer, Hengoed.

The meeting closed at 6.10 pm

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th March 2006 they were signed by the Chairman.

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CHAIRMAN