

# Minutes



## Planning Committee

---

Date: 6 January 2016

Time: 10.00 am

Present: Councillors P Huntley (Chair), M Al-Nuami, V Delahaye, D Fouweather, M Linton, R White, O Ali and K Critchley

T Brooks (East Area Applications Manager), S Williams (West Area Applications Manager), L Jones (Principal Planning Officer), G Roberts (Principal Planning Officer), C Jones (Principal Engineer), S Davies (Strategy & Development Manager), J Evans (Senior Solicitor) and M Durkin (Democratic Services Officer)

Apologies: Councillors J Mudd

---

### 1. Minutes

The Minutes of the meeting held on 2 December, 2015 were submitted.

#### **Resolved**

That the Minutes of the meeting held on 2 December, 2015 be taken as read and confirmed.

### 2. Development Management: Planning Application Schedule

#### **Resolved**

(1) That decisions be recorded as shown on the Planning Applications Schedule attached as an Appendix.

(2) That the Development Services Manager be authorised to draft any amendments to/additional conditions or reasons for refusal in respect of the Planning Applications Schedule, attached.

### 3. Appeal Decisions

Consideration was given to a report following recent appeals.

#### **Planning Application Appeals – Dismissed**

Application 15/0415 – 21 Excelsior Close – erection of garage to front of property.

Application 14/0713 – Castle Farm, Bishton – single wind turbine measuring up to 77m with ancillary equipment and associated infrastructure.

#### **Resolved**

That the appeal decisions be accepted as a basis for informing future decisions of the Planning Committee

4. **Development Management Performance**

Consideration was given to a report detailing the performance of the Development Management Team over the first half of 2015-16 financial year including the time taken against targets for application determination, enforcement complaints resolved and appeal decisions. It also provided a summary of reasons why planning applications took in excess of the target eight weeks for determination.

**Resolved**

To note the current performance of the Development Management section and congratulate the Development Management Team on their achievements.



## Appendix

### PLANNING COMMITTEE – 6 JANUARY, 2016

#### DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
15/0902	<p>Land to the west of Park Farm, Malthouse Lane</p> <p>Installation and operation of a 3.91 MW Solar Farm and Associated Infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing and pole-mounted CCTV cameras, affecting bridleway ST39SW-125 and footpaths ST395W – 131 and ST395W-13</p>	Caerleon	<p>HRIH referred to late representations previously circulated.</p> <p>Mr B Clarke, the Agent on behalf of the Applicant spoke in support of the application.</p> <p>Councillor Giles, Caerleon Ward Member spoke objecting to the application.</p>	<p><u>Committee Site Inspection</u></p> <p><u>Reason</u></p> <p>For Members to gain a better understanding on the impact of the proposed development being built of the designated green wedge on the surrounding area. Site inspection to be undertaken on a date following Member Training on 4 February, 2016.</p>
15/0903	<p>Land to the west of Park Farm, Malthouse Lane</p> <p>Installation and operation of a 5 MW Solar Farm and Associated Infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing and pole-mounted</p>	Caerleon		<p>In view of the decision made on Application 15/0902 above:-</p> <p><u>Committee Site Inspection</u></p> <p><u>Reason</u></p> <p>For Members to gain a better understanding on the impact of</p>

	CCTV cameras (affecting footpaths ST395W – 131 and ST395W-132)			the proposed development being built on the designated green wedge on the surrounding area. Site inspection to be undertaken on a date following Member Training on 4 February, 2016.
15/1342	Linda Vista, 2 Glasllwch Crescent	Allt-yr-yn	<p>Mr I Marr spoke objecting to the application.</p> <p>Mr L Bigmore, the Applicant spoke in support of the application.</p> <p>Officers were recommending approval of the application with conditions.</p>	<p>Refused</p> <p><u>Reason</u></p> <p>To protect the privacy of the occupiers of Orchard House</p>
15/0314	<p>Pillgwenlly Regeneration Area to the west of 145 to 174 Commercial Road</p> <p>Physical regeneration of Pillgwenlly Estate including strategic demolition, creation of 11 No. residential units, conversion of garages (Knights Close) to a community use and public realm improvements (amendments include raising of finished floor levels of new build residential units at Williams Close and Charlotte Drive, removal of 9 No. garage conversions to residential units, and conversion of garages at Knight Close to community use)</p>	Pillgwenlly	<p><i>(Councillor Ali declared an interest in this application as a Newport City Homes Board member and left the meeting)</i></p> <p><i>(Councillor Al-Nuaimi left the meeting following consideration of this item)</i></p>	Granted with conditions

15/1251	Delilahs, 54-55 High Street  Provision of new disabled ramped access and entrance steps to main entrance of new hotel	Stow Hill	HSS&CS confirmed his objection to the application on the basis that any alterations required in order for the access to become DDA compliant should be provided internally. It was noted that the Applicant had stated this was not possible but no information had been submitted to substantiate that.	Granted with conditions
15/1250	Delilahs, 54-55 High Street  Listed Building Consent for disabled ramp access and entrance steps to main entrance of new hotel	Stow Hill		Granted with conditions subject to CADW approval
15/1312	Marshfield Junior and Infants School, Marshfield Road  Extension of school to provide nursery	Marshfield	Arising from a discussion on the submission of a travel plan prior to the occupation of the nursery to address traffic issues (which had been agreed), HSS&CS reported that there were ongoing discussions with Education on this issue as it related to this and other schools in the City. This was welcomed by Members.  <i>(Councillor White declared an interest in this application as a Marshfield School Governor and left the meeting)</i>	Granted with conditions
15/1157	Land formerly known as 21 Kelvedon Street	Victoria	This application had been withdrawn at the Applicant's request.	

	Proposed residential development comprising 2 No. small retail units and undercroft parking to ground floor and 52 No. apartments to upper floors			
--	---------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--