

Minutes



Planning Committee

Date: 3 February 2016

Time: 10.00 am

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

B Owen (Head of Regeneration, Investment & Housing), 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), P Mackintosh (Senior Scientific Officer), A Chivers (Environmental Health Officer), J Evans (Senior Solicitor) and M Durkin (Democratic Services Officer)

Apologies: Councillors M Linton and O Ali

1. Minutes

The Minutes of the meeting held on 6 January, 2016 were submitted.

Resolved

That the Minutes of the meeting held on 6 January, 2016 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 15/0411 – 19 Old Hill Crescent – demolition of existing dwelling to allow replacement dwelling, new access road and 2 additional dwellings

Application 14/1127 – Site adjacent to Wentwood House, Hendrew Lane, Llandeud – demolition of existing workshop and the erection of a new single dwelling

Planning Application Appeal – Part Allowed/Part Dismissed

Application 15/0325 – Northern Hey Stables, Brickyard Lane - Variation of conditions 1, 2 and 4 of planning permission 12/0047 (for the retention of the mixed use of the land for the siting of a mobile home, siting of 5No. touring caravans and the keeping of horses together with the retention of hard standings, extension to stable block to create a utility/amenity room and the rebuilding of an ancillary building to create an amenity block) to allow for the siting of 9 No. additional touring caravans.

Resolved

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

Appendix

PLANNING COMMITTEE – 3 FEBRUARY, 2016

DECISION SCHEDULE

| No | Site/Proposal | Ward | Additional Comments | Decision |
|---------|---|---------------|---|-------------------------|
| 15/0646 | Land to south of and opposite Beverley, Magor Road Proposed crematorium plus car parking and memorial parkland | Langstone | HRIH referred to late representations previously circulated. Community Councillor E Jeffrey spoke objecting to the application. Mr A Williams, a local resident spoke in support of the application. Mr R Evans, the Applicant spoke in support of the application. Councillor Atwell, Langstone Ward Member spoke objecting to the proposal. Cllr Kellaway, Llanwern Ward Member spoke on the proposal The Senior Scientific Officer confirmed that the proposed cremation operation was subject to the Applicant obtaining an Environmental Permit issued by the Council. | Granted with conditions |
| 15/1103 | Duffryn High School, Lighthouse Road | Tredegar Park | HRIH referred to late representations previously circulated. | Refused |

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| | <p>Subdivision of existing Duffryn High School site to facilitate the provision of a Welsh Medium Secondary School. Construction of 1 No. 3 Storey teaching block to serve Duffryn High School and 1 no. 3 storey teaching block to serve Welsh Medium School. Creation of a new vehicular and pedestrian access points, amended parking/drop off areas, new sports pitches, playing fields and floodlighting of 3G pitches. Minor alterations and new access ramp to building 2.</p> | | <p>Ms E Maher, Chair of Welsh Medium School Governors spoke in support of the application.</p> <p>Mr J Harris, Chief Education Officer, the Applicant spoke in support of the application.</p> <p>Councillor Watkins, Tredegar Park Ward Member spoke in support of the application.</p> <p><i>(Councillor Fouweather declared an interest in this application as a Duffryn School Governor and left the meeting)</i></p> <p><i>(Planning Committee was suspended for 3 minutes during consideration of this application)</i></p> <p><i>(Following consideration of Applications 15/0646 and 15/1103 Committee was suspended for 10 minutes. Councillor M Al-Nuaimi left the meeting)</i></p> | |
| 15/1140 | <p>11 Stow Park Avenue</p> <p>Change of use of residential care home (C2 use) into 12 No. one bed apartments (C3 use) and associated staff accommodation , demolition of conservatory and two storey front extension and conversion of coach house to form 1 No. dwelling</p> | <p>Stow Hill, Gaer</p> | <p><i>(Councillor Al-Nuaimi returned to the meeting for this and the following application)</i></p> <p>HRIH referred to late representations previously circulated.</p> <p>Ms L Hughson-Smith, the agent on behalf of the Applicant spoke in support of the application.</p> | <p>Granted with conditions subject to a S106 Agreement to include a requirement that occupants are restricted to those who need on site support to facilitate independent living, with delegated powers to refuse in the event that the agreement is not signed within</p> |

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| | | | <p>Cllr Al-Nuaimi, Stow Hill Ward Member spoke expressing concern regarding the proposed very limited car parking arrangements.</p> | <p>three months of the decision.</p> <p>(Should the Developer not agree to the additional requirement this application be referred back to Planning Committee)</p> |
| 15/1276 | <p>Gloucester Chambers, Skinner Street</p> <p>Conversion of listed building to 16 No. affordable homes residential units including alterations to ground floor frontage</p> | Stow Hill | <p>HRIH referred to late representations previously circulated.</p> <p>Cllr Al-Nuaimi, Stow Hill Ward Member spoke on this application.</p> | <p>Granted with conditions subject to a S106 Agreement with delegated powers to refuse in the event that the agreement is not signed within three months of the decision.</p> |

