

# Minutes



## Planning Committee

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Date: 6 April 2016

Time: 10.00 am

Present: Councillors P Huntley (Chair), M Al-Nuiami, V Delahaye, D Fouweather, R White, O Ali, R Hutchings and C Evans

T Brooks (Interim Development Services Manager), J Davidson (East Area Applications Manager), S Williams (West Area Applications Manager), C Jones (Principal Engineer), J Evans (Senior Solicitor) and M Durkin (Democratic Services Officer)

Apologies: Councillors M Linton, J Mudd and K Critchley

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### 1 Councillors Rhys Hutchings and Chris Evans

The Chair, Councillor Huntley welcomed Councillors Rhys Hutchings and Chris Evans to their first meeting of Planning Committee.

### 2 Minutes

The Minutes of the meetings held on 2 March, 2016 were submitted.

#### Resolved

That the Minutes of the meeting held on 2 March, 2016 be taken as read and confirmed

### 3 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.

### 4 Appeal Decisions

Consideration was given to a report following recent appeals.

#### Planning Application Appeals – Dismissed

(a) Application 15/0095 – The Stable Barn, Llandevaud – construction of a two storey front extension

(b) Application 15/0393 – Land at Cefn Llogell Farm, Coedkernew – construction of a ground mounted solar PV generation project (3.8MW) and associated works

Members discussed appeals generally and the different decisions made by Planning Inspectors, the Welsh Government stance relating to renewable energy and the balance between that and agricultural land being developed. It was acknowledged that every site had to be considered on its merits.

**Resolved**

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

**5 Planning Site Sub Committee - Appointment of Member**

That Councillor Chris Evans be appointed to the vacancy on the Planning Site Sub Committee.



## Appendix

### PLANNING COMMITTEE – 6 APRIL, 2016

#### DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
15/1167	<p>Site of former garages, Eastfield Road</p> <p>Erection of two storey residential building to include 8 No. one bedroomed flats, alterations to existing access road, new boundary treatments, external lighting and associated landscaping</p>	Caerleon	<p>The Chair reported that this application had been withdrawn by the Applicant.</p>	
15/1486	<p>Land north of 10 Ridgeway Rise</p> <p>Construction of 4 No. detached dwellings, new vehicle and pedestrian access</p>	Allt-yr-yn	<p>Mr G Buckle, the Agent on behalf of the Applicant spoke in support of the application.</p> <p>Councillor Ferris, Allt-yr-yn Ward Member spoke objecting to the application.</p> <p>Councillor Fouweather, Allt-yr-yn Ward Member spoke expressing concern regarding the proposed three storey dwellings, preferring two storey dwellings on the site.</p> <p><i>(Councillor Hutchings declared a personal interest in this application and left the meeting).</i></p>	<p>Granted with conditions subject to a legal agreement with delegated powers to refuse in the event that the agreement is not signed within three months of this decision</p>

15/1508	Unit 27, Enterprise Way  Change of use from B1 (printing/embroidery) to D2 (Fitness Centre)	Pillgwenlly	Councillor Ali, Pillgwenlly Ward Member spoke in support of the application.	Granted with conditions
16/0021	Newport Auctions Ltd, Usk Way  Continuation of use of building for auctions and retention of coffee room extension	Pillgwenlly	Councillor Ali, Pillgwenlly Ward Member spoke in support of the application.  <i>(Councillor Hutchings declared a personal interest in this application and left the meeting).</i>	Granted with conditions
16/0044	4 Oakfield Gardens  Proposed first floor extensions over existing ground floor garage and kitchen areas, proposed ground floor rear extension, proposed rear balcony, proposed front entrance canopy and associated internal alterations	Allt-yr-yn	Councillors Ferris and Fouweather, Allt-yr-yn Ward Members spoke on the application.	Granted with conditions
15/1066	Flatholme Stables, Penylan Road  Demolition of existing outbuildings and erection of horse hospital with associated works	Graig		Refused