

# Minutes



## Planning Committee

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Date: 7 December 2016

Time: 10.00 am

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

T Brooks (Development & Regeneration Manager), J Davidson (East Area Applications Manager), S Williams (West Area Applications Manager), E Jones (Principal Planning Officer), C Jones (Principal Engineer), S Davies (Strategy & Development Manager), P Mackintosh (Senior Scientific Officer), J Evans (Senior Solicitor) and M Durkin (Democratic Services Officer)

Apologies: Councillor K Critchley

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### 1. Minutes

The Minutes of the meeting held on 2 November, 2016 were submitted.

#### **Resolved**

That the Minutes of the meeting held on 2 November, 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 Appeal – Dismissed**

Application E16/0086 – 7 Eisteddfod Walk/13 Springfield Drive – High hedge

#### **Planning Application Appeal – Part Allowed/Dismissed**

Application 15/1197 – 9 -12 Commercial Street – part retention/part completion of the display of 4No. internally illuminated fascia signs, non-illuminated door surround and various window/fanlight vinyls and posters

**Resolved**

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

## Appendix

### PLANNING COMMITTEE – 7 DECEMBER, 2016

#### DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
16/1016	<p>Site of former garages, Eastfield Road</p> <p>Construction of two storey building to include 6No.1 Bedroom Flats, associated parking, alterations to existing access, new boundary treatments and associated works</p>	Caerleon	<p>HRIH reported on late representations previously circulated.</p> <p>Mr Thomas spoke objecting to the application.</p> <p>Ms C Ducroq on behalf of the Applicant spoke in support of the application.</p> <p>Councillor Giles, Caerleon Ward Member spoke opposing the application and requested a site visit.</p> <p><i>(Councillor C Evans joined the meeting during consideration of this application but took no part in the discussion nor voted thereon)</i></p> <p><i>(Councillor Delahaye declared a non-pecuniary interest in this application, as a member of the Board of Directors of Newport City Homes and left the meeting)</i></p>	<p><u>Site Inspection</u></p> <p><u>Reason</u></p> <p>To assess whether the scheme is over development in terms of its scale and whether an acceptable level of parking is being provided/maintained</p>

16/0978	<p>Park Lodge, Lodge Hill</p> <p>Addition of first floor to existing single storey dwelling and rear single storey extension (resubmission)</p>	Llanwern	<p><i>(Councillor Delahaye re-joined the meeting after the previous application and Councillor Mudd joined the meeting)</i></p> <p>HRIH reported on late representations previously circulated which indicated that the Council was statutorily obliged to consult Welsh Government Ministers (CADW) on this application as it might affect Historic Landscapes or their settings. The application site was located approximately 22m away from the track which led to and formed part of an Historic Landscape.</p> <p>Ms A Pook, the applicant spoke in support of the application.</p>	<p>That delegated powers be given to the Head of Regeneration, Investment and Housing to grant the application subject to conditions subject to no objections being raised by Welsh Government Ministers by 23 December, 2016.</p>
16/0526	<p>Bettws Day Nursery, Don Close, Bettws</p> <p>Demolition of existing nursery buildings and the development of 10No. semi detached houses, a block of 6No. one bedroom flats with associated engineering works</p>	Bettws	<p>Councillor Whitehead, Bettws Ward Member spoke objecting to the application.</p> <p>Councillor Delahaye, Bettws Ward Member spoke on the application.</p> <p><i>(On conclusion of this item the Committee took a five minute break)</i></p>	<p>Granted with conditions subject to a Section 106 Agreement with delegated authority to refuse permission if the agreement is not completed within 3 months of the resolution to grant planning permission</p>
16/0781	<p>Land and buildings encompassing 68 to 72 Commercial Street and Emlyn House, Emlyn Walk</p> <p>Hybrid Application providing: full details for the demolition of existing buildings, demolition of and</p>	Stow Hill	<p>Councillor Al-Nuaimi, Stow Hill Ward Member spoke opposing the application.</p>	<p>Granted with conditions including the Reserved Matters being submitted to Planning Committee</p>

	installation of new windows at Wilkinsons store, installation of new service stairs and construction of wall to separate service yard, creation of new public realm square and associated hard and soft landscaping. Outline details (all matters reserved) for the provision of a replacement building (flexible use A1, A2, A3,B1,D1 and D2)		<i>(Councillors Ali and Mudd left the meeting following the conclusion of this item)</i>	
16/0829	Pentrepoeth Primary School, Cym-Cyddu Drive, Bassaleg  Demolition of existing demountable and extension of existing building to accommodate two new classrooms plus a nursery unit	Graig		Granted with conditions
16/0862	17 Cedar Wood Drive  Retrospective application to retain the use of land as residential curtilage and the erection of boundary	Rogerstone		Granted with conditions
16/0919	25 Cedar Wood Drive  Retention of change of use of land to form part of residential curtilage	Rogerstone		Granted with conditions
16/0928	21 Cedar Wood Drive	Rogerstone		Granted with conditions

	Retrospective extension of rear garden boundaries, including the retention of land within for use as residential curtilage			
16/0992	184 Bassaleg Road  Retention and completion of works to create enlarged dwelling comprising two storey accommodation and associated external alterations	Rogerstone	Councillor C Evans, Rogerstone Ward Member spoke on the application.  <i>(Councillor Fouweather left the meeting following the conclusion of this item)</i>	Granted with conditions
16/1033	86 Commercial Street  Creation of public realm link between Kingsway and Commercial Street	Stow Hill	Councillor Al-Nuaimi, Stow Hill Ward Member spoke in support of the application.  <i>(Councillor C Evans left the meeting following the conclusion of this item)</i>	Granted with conditions
16/1054	Royal Chambers, High Street  Change of use of part of Newport Market Basement from storage to D2 (Leisure)	Stow Hill	Councillor Al-Nuaimi, Stow Hill Ward Member spoke in support of the application.	Granted with conditions
16/0665	Land formerly known as 21 Kelvedon Street  Proposed residential development comprising undercroft parking to ground floor and 52 No. Apartments to upper floors (resubmission)	Victoria		Refused

