

Minutes



Planning Committee

Date: 1 March 2017

Time: 10.00 am

Present: Councillors M Al-Nuaimi (Chair), D Fouweather, M Linton, J Mudd, R White, K Critchley and C Evans

T Brooks (Development & Regeneration Manager), J Davidson (East Area Applications Manager), S Williams (West Area Applications Manager), G Roberts (Principal Planning Officer), A Lowe (Planning Contributions Manager), L Christian (Senior Planning Policy Officer), S Davies (Strategy & Development Manager), S Davies (Senior Transport & Development Manager), J Evans (Senior Solicitor) and M Durkin (Democratic Services Officer)

Apologies: Councillors P Huntley, V Delahaye and O Ali

1. Appointment of Chair

Resolved

In the absence of the Chair and Deputy Chair, Councillor Al-Nuaimi was appointed to the Chair.

2. Minutes

The Minutes of the meeting held on 1 February, 2017 were submitted.

Resolved

That the Minutes of the meeting held on 1 February, 2017 be taken as read and confirmed.

3. Development Management: Planning Application Schedule

(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. City Centre Conservation Area - Extent - Presentation

The Senior Planning Policy Officer made a presentation to Committee on the extent of the City Centre Conservation Area. The process to review and possible change the boundaries of the Conservation Area were outlined to Members. A presentation to all Members was suggested.

5. Section 106 Contributions on a Ward Basis - Presentation

The Planning Contributions Manager made a presentation to Committee on the Section 106 Contributions made on a ward by ward basis.

6. Appeal Decisions

Consideration was given to a report following recent appeals.

Planning Application Appeals – Allowed

1. Application 15/1461 – Rose Farm, Penhow – single storey dwelling for rural business, the granting of full planning on expiry of temporary planning granted.

2. Application 16/0032 – The Old Clawdd Piggery, Bulmore Road – Change of use of land to mixed use of the stationing of the caravans for residential purposes for one gypsy pitch and the keeping of horses together with the formation of hard standing ancillary to that use and relocation of existing horse manege.

Planning Application Appeal – Dismissed

1. Application 16/0666 – The Sycamores, Usk Road, Caerleon –variation of Condition 10 (Demolition of all existing buildings and structures prior to occupation of new dwelling) of planning permission 11/0939 for demolition of existing single storey prefab house and replacement with new build two storey family dwelling (amendments to 10/0474)

2. Application 16/0389 – Pant Farm, Tyla Lane, Old St Mellons – erection of porch

Planning Application Appeal – Part Dismissed/Part Allowed

Application 16/0737 – Efes Grill, 24 Cambrian Road – retention of internally illuminated signage and non- illuminated window vinyls

Resolved

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

Appendix

PLANNING COMMITTEE – 1 MARCH 2017

DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
16/1171	183 Upper Dock Street Change of use from Hairdressing Salon to a walk in taxi booking office	Stow Hill	HRIH reported on the late representations previously circulated. Mr A Zaman spoke objecting to the application. Councillor Al-Nuaimi, Stow Hill Ward Member spoke on the application.	Refused
16/1316	23 Hove Avenue First floor side extension above existing garage	Beechwood	Mrs J Smith spoke objecting to the application. Mr C Thomas, the Agent on behalf of the applicant spoke in support of the application. Councillor Davies, Beechwood Ward Member spoke in support of the application.	Refused

16/0772	<p>Land to rear of 16 Trinity View, Lodge Road</p> <p>Erection of detached dwelling (Reserved matters following approval of planning permission 11/1292)</p>	Caerleon	<p>HRIH reported upon a proposed further condition that there should be obscure glazing to the roof window in the rear facing roof slope and a condition restricting additional openings in this rear roof slope. Permitted development rights should also be removed by condition.</p>	<p>Granted with conditions including a proposed further condition that there should be obscure glazing to the roof window in the rear facing roof slope and a condition restricting additional openings in this rear roof slope. Permitted development rights should also be removed by condition.</p> <p>(Officers to check whether method statement for excavation works is regulated by other parties and if not to ensure this is required by planning condition).</p>
16/0864	<p>Llanwern Village, Cot Hill</p> <p>Variation of Conditions 02 (Reserved Matters), 03 (Masterplan) and 05 (Design Code) of planning permission 06/0845 for residential development (up to 1,100 dwellings) and provision of primary school, village centre, public open space, landscaping</p>	Llanwern Langstone Ringland	<p>Councillor Linton, Ringland Ward Member spoke on the application.</p>	<p>Granted with conditions with approval to revise to the terms of the original S106 Agreement, and delegated authority to complete negotiation of the revised S106 Legal Agreement in relation to the school specification and the location of the MUGA and to refuse permission if the deed of</p>

	and associated infrastructure works (affecting public rights of way 397/3, 397/7, 397/9 and 397/10 Llanwern)		<i>(Councillor Linton left the meeting following conclusion of this item)</i>	variation (S106 Agreement) is not signed within 3 months of the resolution to grant planning permission
16/0960	Vacant former showroom and workshops, Langland Way Proposed change of use of existing building from SUI Generis Car Showroom to restricted Class A1 retailing (bulky goods) and Class B8 with ancillary trade counters together with associated elevational changes and car parking/servicing		Councillor Critchley, Lliswerry Ward Member spoke in support of the application. <i>(Councillors Fouweather and C Evans left the meeting following conclusion of this item)</i>	Granted with conditions