

# Minutes



## Planning Committee

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Date: 11 January 2017

Time: 10.00 am

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

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

Apologies: Councillors M Linton, J Mudd and C Evans

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### 1 Minutes

The Minutes of the meeting held on 7 December, 2016 were submitted.

#### Resolved

That the Minutes of the meeting held on 7 December, 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) That a report be submitted to the next meeting detailing information relating to Section 106 Agreements on a ward by ward basis.

(4) That the Conservation Officer considers the merit of extending the City Centre Conservation Area and his recommendation reported back to Committee.

### 3 Tree Preservation Order (TPO) 4/ 2016 - Rear of 14 Ffordd Camlas

Consideration was given to a report proposing the confirmation of a provisional TPO. One objection had been received and was detailed. The Tree Officer reported that the objection was insufficient reason for the Council to omit the tree from the Order and the reasons were detailed.

The Tree Officer reported that should Committee be minded to confirm the provisional TPO it would need to be amended to reflect the fact that the reference to five trees should be one tree. It was also confirmed that should the owner of the land on which the tree was positioned wished to trim it he need only apply.

Mr M Currier spoke in objection to the TPO.

### **Resolved**

That the Tree Preservation Order (TPO) 4 of 2014 at the rear of 14 Ffordd Camlas be confirmed with modifications.

## **4 Appeal Decisions**

Consideration was given to a report following recent appeals.

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

1. Application 16/0349 – 25 Pollard Close, Caerleon – Change of Use of part of dwelling to day spa and two bedroom for bed and breakfast accommodation with associated parking layout alterations.
2. Application 15/1249 – Land adjacent to barn adjacent to High Meadow and Wellsworth, Bishton – erection of an agricultural building for the storage of agricultural equipment.
3. Application 16/0534 - 1 Norman Terrace, Norman Street, Caerleon – Proposed dormer to main roof.
4. Application 16/0202 - Land adjacent to 11 Curie Close, Malpas – Proposed construction of two semi-detached houses.
5. Application 16/0842 – 28 Temple Street – Construction of loft conversion involving a rear dormer containing bedroom and en suite (resubmission following the refusal of Application 15/1503).

### **Resolved**

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

## Appendix

### PLANNING COMMITTEE – 11 JANUARY 2017

#### DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
16/0489	38 Park Drive  Replace flat roof with tiled pitch roof to garage and reposition of side wall to new rear extension (amendments to previous approval 15/0847)	Gaer	Councillor Wilcox, Gaer Ward Member spoke on this application and requested that a site visit be undertaken.	<u>Site Inspection</u>  <u>Reason</u>  To understand the extent of the works carried out and how these relate to the context of the site and surrounding properties
15/1007	Ebbw Bridge Club and Institute, 217 Cardiff Road  Demolition of existing buildings and new mixed development comprising 21 flats (16 x 1 bed and 5 x 2 bed) and two retail units (Total 482m <sup>2</sup> ) and associated car parking, refuse and amenity facilities	Gaer	HRIH reported that following Committee approval of the original application, the applicant had established that the scheme was unviable, this being confirmed by the Council's preferred Toolkit, and could not proceed with the inclusion of affordable units.  Mr R Chichester on behalf of the applicant spoke in support of the application.	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
16/0665	Land formerly known as 21 Kelvedon Street	Victoria	HRIH reported that Committee had refused this application in December, 2016 but that the Agent acting on behalf of the Applicant	Refused

	Proposed residential development comprising undercroft parking to ground floor and 52 No. Apartments to upper floors (resubmission)		had not been given the opportunity to speak at the meeting. It had been resubmitted for consideration. Mr P Musker on behalf of the Applicant spoke in support of the application.	
16/1021	5 Clytha Park Road  Change of use from Computer IT shop (A1) to Micropub (A3)	Stow Hill	HRIH reported on the late representations previously circulated.  Ms K Jones on behalf of the applicant spoke in support of the application.  Councillor Al-Nuaimi, Stow Hill Ward Member spoke objecting to the application.  <i>(On conclusion of this item the Committee took an five minute break)</i>	Granted with conditions
16/0983	2 Church Row, Magor  Erection of a porch	Llanwern	HRIH referred to the need to delete the word "not" in Paragraph 7.5 third line.  Mr Lloyd the applicant spoke in support of the application.	Refused
16/0788	Land and buildings encompassing 123 to 129 Commercial Street  Demolition of existing buildings (123-129 Commercial Street inclusive), change of use (in part) and the construction of mixed use development comprising of a ground floor retail unit, reconfigured pedestrian access to existing car park and 38 No. apartments for over	Stow Hill	HRIH reported on the late representations previously circulated.  Councillor Al-Nuaimi, Stow Hill Ward Member spoke in support of the application.	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

	55 year olds (complete with associated car parking, bin storage, hard and soft landscaping and amenity areas)		<i>(Councillor Fouweather left the meeting following the conclusion of this item)</i>	
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