

# Minutes



## Planning Committee

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Date: 1 November 2017

Time: 10.00 am

Present: Councillors J Richards (Chair), J Guy (Deputy Chair), M Al-Nuaimi, J Clarke, C Ferris, Y Forsey, J Jordan, R Mogford, C Townsend and R White

In attendance: Joanne Davidson (East Area Development Manager), Sally Davies (Strategy & Development Manager), Simon Davies (Senior Traffic Transport & Development Officer), Joanne Evans (Senior Solicitor), Carl Jones (Principal Engineer), Eilian Jones (Principal Planning Officer), Alun Lowe (Planning Contributions Manager), Peter Mackintosh (Senior Scientific Officer) and Michele Chesterman (Democratic Services Officer)

Apologies: None

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### 1 Minutes

The Minutes of the meeting held on 4 October 2017 were submitted.

#### Resolved

That the Minutes of the meeting held on 4 October 2017 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.

## Appendix

### PLANNING COMMITTEE – 1 NOVEMBER 2017

#### DECISION SCHEDULE

| No      | Site/Proposal  | Ward  | Additional Comments   | Decision   |
|---------|--|-------|---|--|
| 17/0606 | 372 Chepstow Road, Newport<br>NP19 8JH<br><br>Use of Property for Retail (A1)<br>or a Gym (D2) | Alway | Mr M Mitchell, Agent, spoke in support of the application<br><br>Cllr Truman spoke on the application<br><br>Cllr Harvey spoke on the application | Granted with Conditions<br><br>2 additional conditions recommended by HRIH –<br><br>Limit gym use to front section of building as per submitting drawings thereby preventing use of whole of building as gym but not preventing the use of the wider floor space for storage/staff welfare facilities and similar.<br><br>Prevent sub division of unit and mixed use as both retail and as gym at the same time – in interests of highway safety and residential amenity<br><br>Planning committee agreed these and also requested and agreed to amend condition 02 to |

| No      | Site/Proposal   | Ward     | Additional Comments   | Decision  |
|---------|---|----------|---|---|
|         |   |          |   | include noise abatement details for existing roller shutter door located within gym floorspace and to add a condition requiring a scheme of off road parking to forecourt areas to be agreed and such areas kept free of obstruction. |
| 17/0633 | Ruperra Arms, 73 Caerphilly Road, Newport NP10 8LJ<br><br>Retention of Timber Lean to   | Graig    | Members were made aware of late representations previously circulated in respect of this application.   | Granted with Conditions   |
| 16/0786 | Land and Buildings North East of 71, Forge Close, Caerleon, Newport<br><br>Residential Development Comprising Maximum of 16No Dwellings (Outline) | Caerleon | Members were made aware of late representations previously circulated in respect of this application.<br><br>Mr J Barnes, Agent spoke in support of the application<br><br>Cllr Giles spoke on the application<br><br>A discussion took place on air quality issues in Caerleon and other areas of Newport. | Granted with Conditions (subject to Section 106 Legal Agreement with Delegated Powers to Refuse the Application in the Event that the Agreement is not Signed within 3 Months of the Decision)  |

| No      | Site/Proposal  | Ward   | Additional Comments   | Decision  |
|---------|--|--------|---|---|
|         |  |        | There were also concerns regarding potentially contaminated land. However, Condition 08 stated: 'If potential contamination is identified then an appropriate intrusive site investigation to be carried out and if potential contamination is identified a remediation strategy submitted and approved by Planning Authority.' | Condition 04 to be amended to include a scheme for other measures (in addition to electric car charging points) to encourage use of low or zero emission transport modes. |
| 17/0815 | Malpas Court, Oliphant Circle,<br>Newport NP20 6AD<br><br>Retention of Marquee | Malpas | Councillor Mogford left the meeting prior to this application and did not take part in the discussion or vote.  | Granted with Conditions   |

| No      | Site/Proposal  | Ward       | Additional Comments   | Decision                |
|---------|--|------------|---|-------------------------|
| 17/0843 | <p>348 Chepstow Road, Newport<br/>NP19 8NQ</p> <p>Change of Use from Tai Chi<br/>Centre to Place of Worship and<br/>Retention of Existing Flat</p> | Alway      | <p>Cllr Harvey spoke on the application</p> <p>Cllr Truman spoke on the application</p>                       | Granted with Conditions |
| 17/0913 | <p>Spring Gardens Care Centre,<br/>Belle Vue Terrace, Newport<br/>NP20 2LB</p> <p>Replace Existing Fence on the</p>                                | Pilgwenlly | Councillor Ferris left the meeting prior to this application and did not take part in the discussion or vote. | Granted with Conditions |

| No | Site/Proposal  | Ward | Additional Comments | Decision |
|----|--|------|---------------------|----------|
|    | Western Side of the Building<br>with a 1.8m High Fence and<br>Gate |      |                     |          |