

Minutes

Planning Committee

Date: 7 June 2017

Time: 10.00 am

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

In attendance: Tracey Brooks (Development and Regeneration Manager), Stephen John Williams (West Area Planning Manager), Carl Jones (Principal Engineer), Eilian Jones (Principal Planning Officer), Geraint Roberts (Principal Planning Officer), Alun Lowe (Planning Contributions Manager), Joanne Evans (Senior Solicitor) and Michele Chesterman (Democratic Services Officer)

Apologies: Councillors J Guy and R White

1 Minutes

The Minutes of the meeting held on 5 April 2017 were submitted.

Resolved

That the Minutes of the meeting held on 5 April 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.

3 Appeal Decisions

Consideration was given to a report following recent appeals.

Planning Application Appeals – Allowed

1. Application APP/16/0994 – 3 Birch Grove, Rogerstone, Newport – Creation of driveway and associated alternations.

Planning Application Appeals – Dismissed

- Application APP/E10/1021 – 9 High Street, Caerleon, Newport – Listed Building Enforcement Notice requiring the removal of smoking shelter and extraction flue and all associated fittings and make good the rear extension of the building with materials to match the remainder of the building.
- Application 15/07/07 – Olliwood Farm, Coal Pit Lane, Castleton, Cardiff – Retention of mixed use of horse related use, bird sanctuary, dog breeding and associated development including aviaries, flights and kennels.

Resolved

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

4. Planning Site Sub Committee – Appointment of Members

The Chair informed Members that as a result of Local Authorities (Standing Orders) (Wales) (Amendment) Regulations 2017 and the Size and Composition of Local Planning Authority Committees (Wales) Regulations 2017 – Site inspections shall continue to be decision-making meetings rather than fact-finding, and should be carried out by full Committee, with a minimum quorum requirement of 6 members.)

Appendix

PLANNING COMMITTEE – 7 JUNE 2017

DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
17/0297	<p>161, Risca Road, Newport NP20 3PQ</p> <p>Demolition of existing bungalow, erection of replacement dwelling and detached garage and widening of access, resubmission following previous refusal of 16/1069</p>	Allt-yr-yn	<p>Members were made aware of late representations previously circulated in respect of this application.</p> <p>Ms G Haywood, a local resident spoke objecting to the application.</p> <p>Mr A Bates, Associate, Geraint John Planning Ltd spoke on behalf of the applicant.</p> <p>Cllr Fouweather, Allt-yr-yn Ward Member spoke on the application.</p> <p><i>(Councillor Charles Ferris left the meeting during the discussion on this item and did not take part in the vote)</i></p> <p><i>(Councillor Al-Nuaimi and Townsend joined the meeting during consideration of this item and did not vote)</i></p>	<p>Granted with Conditions</p> <p>Condition 8 is amended - the privacy screens as shown on approved plan numbers 8283 PLO4F and PLO3E, shall be erected and retained as such in perpetuity.</p> <p>Additional condition 12 – the side windows in the eastern elevation and first floor window in the western elevation shall be obscure glazed and retained as such in perpetuity. Reasons: To protect the privacy of adjoining residents.</p>

16/0789	<p>Car Park adjacent Endeavour House, Usk Way, Newport.</p> <p>Proposed residential development for 93 No apartments, with associated car parking, access, landscaping, flood and drainage infrastructure works</p>	Pillgwenlly	<p><i>(Cllr Ferris re-joined the meeting for consideration of this item)</i></p> <p>Members were made aware of late representations previously circulated in respect of this application.</p> <p>Ms H Ashby Ridgeway spoke on behalf of the applicant in support of the application.</p> <p>A discussion took place over the appearance of the development and that it would be useful in future to have examples brought to Committee of the materials used in new developments.</p> <p>.</p>	Granted with a 3 year time period and subject to legal agreement and conditions with delegated authority to refuse if the legal agreement is not signed within 3 months of this decision.
17/0273	<p>Car Craft at Empress, Langland Way, Newport NP19 4PT</p> <p>Retention of building for B1/B2/B8 use to provide 4443sqm of floor space and associated infrastructure including parking and circulation area (re-submission)</p>	Lliswerry	Mr McGruer spoke on behalf of the objector.	Granted with Conditions
17/0110	<p>Cwtchdown, 25 Pollard Close, Caerleon, Newport NP18 3SS</p> <p>Change of use from dwelling house to mixed use of dwelling house and bed and breakfast accommodation</p>	Caerleon	<i>(Following consideration of Applications 17/0297, 16/0789, 17/0273 and 17/0110 Committee was suspended for 10 minutes Cllr M Linton left the meeting)</i>	Granted with Conditions
17/0198	2 Magnolia Close, Newport	Malpas	Cllr Mayer, Malpas Ward Member spoke on the application.	Refused

	Erection of 1 No detached two bedroom dwelling with garage and associated parking.		<p>Officers were recommending being granted with conditions subject to a 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</p> <p><i>(Cllr Mogford left the meeting after consideration of this item)</i></p>	<p><u>Reasons:</u></p> <p>Creates a sub-standard environment in the property next door by removal of access to side entrance.</p> <p>Doesn't meet supplementary guidelines and threatens to erode character locally.</p> <p>Contrary to H6 – overdevelopment of Site</p>
17/0229	<p>Quinn Radiators, Celtic Way, Celtic Lakes, Newport NP10 8FS</p> <p>Retention of storage buildings on existing industrial complex</p>	Marshfield		Granted with Conditions

17/0292	Underwood Community Centre Change of use from Leisure Centre to mixed use community and conference facility to include ancillary residential suites and caretaker accommodation together with minor external alternations	Llanwern		Refused
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