

Minutes



Planning Committee

Date: 6 December 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, M Linton, C Townsend and R White

In Attendance: T Brooks (Development & Regeneration Manager), S Williams (West Area Development Manager), (J Davidson (East Area Development Manager), E Jones (Principal Planning Officer), J Evans (Senior Solicitor), C Jones (Principal Highway Engineer), A Jenkins (Democratic Services Officer)

1. **Apologies for Absence**

2. **Declarations of Interest**

None received.

3. **Minutes of the meeting held on 1 November 2017**

The minutes of the meeting held on 1 November 2017 were submitted.

Resolved

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

4. **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.

5. **Tree Preservation Order (TPO) 4/2017 - Rear of Cae Brynton**

Consideration was given to a report proposing the confirmation of a provisional TPO. The Tree Officer reported that the objection was insufficient reason for the council to omit the tree from the Order.

The Tulip tree originated from North America and was quite rare in Newport. The owner of the tree fully supported the order however, two objections had been received and detailed within the report were from neighbours due to size of the tree and overhanging branches. The tree appears to be a large and healthy specimen and the largest in Newport, there was

no sign that the tree was a danger to the public. The owners were fully aware of the health & safety of the tree.

Some concern that the branches overhanging were a problem for pedestrians but the branches were cut back and this was no longer an issue. Leaves falling in the Autumn was also raised as an issue, but this was a natural process which Newport City Council dealt with in and around the city.

Councillor Al-Nuaimi moved to support the TPO. Councillor Ferris agreed that the tree was rare and was a particularly beautiful specimen. Councillor Forsey asked about branches overhanging the neighbours drive. The Tree Officer felt there was not an issue with these branches.

Councillor Forsey asked could the neighbours trim back the branches, yes they could apply for the branches to be trimmed back. Councillor Forsey asked could the neighbours be advised that they could trim back the tree. It was advised by Development and Regeneration Manager that the TPO would mean the neighbouring residents would require permission to trim the tree. The Tree Officers had advised the neighbouring residents of this.

Resolved

The Committee unanimously decided to grant the Tree Preservation Order.

6. Appeal Decisions

Appeal Decisions

Consideration was given to a report following recent appeals:

Planning Application Appeals – Allowed

- 1 Application 17/0164, 2 Church Row, Redwick, Caldicot, NP26 3DE – Partial discharge of Condition 2 (Materials) of planning permission 16/0983 for the erection of a porch.
- 2 Application 17/0350, 2-4 Llanthewy Road, Newport, NP20 4JR – Installation of new shop front, replacement double doors in first floor front elevation and construction of ramp to ear (resubmission of refusal 16/1184).

Planning Application Appeals – Dismissed

- 1 Application 17/0178, 25 Stow Hill Circle, Newport, NP20 4HF - Variation of condition 02 (obscure glazing) of planning permission 04/0425 to allow for 50% of the glazing in the south west elevation to be clear glazed.

7. Update on Annual Performance Report 2016-2017

Members of the committee noted the document submitted to Welsh Government which was presented by the Development and Regeneration Manager. The Committee was impressed with the overall performance outlined within the report and congratulated the Planning Officers for their efficiency and hard work.

8. **Appendix 1 - Decision Schedule**

No	Site/Proposal	Ward	Additional Comments	Decision
17/0640	<p>Land and buildings to east of Quinn Radiators and Former LG Electronics, Celtic Way, Celtic Lakes, Newport.</p> <p>Construction of new junction, new carriageway, resurfacing and car park.</p>	Marshfield	<p>Councillor White Supported the application due to the present difficulties with parking issues, which would be resolved. Cllr White also requested double yellow lines along both sides of road to discourage parking and light spill measures to protect residents at night time.</p> <p>Councillor Al-Nuaimi supported double yellow lines request. In relation to Air Quality asked would there be a charging point for electric cars. There was no policy at the moment that insisted on charging points but once in place it would be enforced.</p>	Granted with conditions Cllr Linton Moved to support grant, Cllr White seconded. Unanimous.
17/0874	<p>Land encompassing Unit 106 Clearwater Road, Queensway Meadows Industrial Estate, Newport.</p> <p>Retention of mixed B1 (film studio) and D2 (leisure) use.</p>	Lliswerry		Granted with conditions Cllr Linton Moved and Cllr Guy Seconded. Unanimous.
17/1018	<p>Centrica Lodge, Gaer Road, Newport, NP20 3GX.</p> <p>Erection of 2No first floor side extensions, a ground floor lobby extension to include an internal lift, change of internal layout to include en-suite bathrooms to all bedrooms.</p>	Gaer		Granted with conditions Cllr White Moved and Cllr Richards Seconded. Unanimous.
17/0820	5 Beacons Close, Rogerstone, Newport, NP10	Rogerstone	Councillor Al-Nuaimi asked if Councillor C Evans gave a reason for	Refused Cllr Guy Proposed and

	<p>9AX.</p> <p>Variation of condition 02 (obscured glazing) of planning permission 02/0659 for erection of first floor rear extension.</p>		<p>bringing application to Planning Committee. S Williams would find out. Cllr Al-Nuaimi considered that it should have been delegated.</p> <p>Councillor Ferris asked for distance between two properties. Below 21m. Window was in place for 15 years but previous window obscured but new one clear, this was over last couple of months.</p>	<p>Cllr Richards seconded refusal. Unanimous.</p>
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