

# Minutes



## Planning Committee

---

Date: 8 August 2018

Time: 10.00 am

Present: Councillors J Richards (Chair), J Guy (Deputy Chair), M Al-Nuaimi, G Berry, J Clarke, V Dudley, J Jordan, C Townsend and R White

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

Apologies: Councillors R Mogford

---

### 1. **Declarations of Interest**

Councillor James Clarke wished to flag up that he worked next to the location of Application No 18/0388 (22-29 Mill Street, Newport). However, he had had no conversations, no input and no interaction with the developers. In addition he had no personal interest in the building.

### 2. **Minutes of the meeting held on 4 July 2018**

The minutes of the meeting held on 4 July 2018 were submitted.

#### **Resolved**

That the minutes of the meeting held on 4 July 2018 be taken as read and confirmed.

### 3. **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.

### 4. **Appeal Decisions**

Members' attention was drawn to the Appeals Report, for information.

**Reference:** 17/0766 **Planning Application Appeal**

**Address:** 27 Clytha Square, Newport NP20 2EE

**Development** – Retention of UPVC Windows, Door and Rainwater Goods to front elevations.

**Delegated Decision** – Refused **Appeal Decision** – Allowed

**Reference: 17/0767 Planning Application Appeal**

**Address:** 28 Clytha Square, Newport NP20 2EE

**Development** – Retention of UPVC Windows, Door and Rainwater Goods to Front Elevations

**Delegated Decision** – Refused **Appeal Decision** - Allowed

**Reference: 17/0786 Planning Application Appeal**

**Address:** 9A Flat Venta House, Port Road, Maesglas Retail Park, Newport NP20 2NS

**Development:** Lawful Development Certificate (Existing) for an Existing First Floor Flat

**Delegated Decision:** Refused **Appeal Decision** – Dismissed

**Reference: 17/0351 Planning Application Appeal**

**Address:** The Hall, Backhall Street, Caerleon, Newport NP18 1AR

**Development:** Partial discharge of conditions 02 (moulding detail), 03 (Structural details) and 04 (ventilation flu) of Planning Permission 14/0577 for listed building consent for two replacement fire surrounds, proposed alterations to a rear stone wall and retention of internal alterations to the kitchen chimney.

**Delegated Decision:** Refused **Appeal Decision:** Allowed

**Reference: 17/1162 Planning Application Appeal**

**Address:** 16 Cross Street, Caerleon, Newport NP18 1AN

**Development:** Part Completion/Part Retention of 2 No Detached Dwellings

**Delegated Decision:** Refused **Appeal Decision:** Dismissed

The meeting terminated at 1.15 pm

**Appendix**

**PLANNING COMMITTEE – 8 AUGUST 2018**

**DECISION SCHEDULE**

No	Site/Proposal	Ward	Additional Comments	Decision
18/0388	<p>22-29 Mill Street, Newport</p> <p>Part demolition of existing building to facilitate extension and refurbishment for office (use class B1) reuse, together with provision of vehicular and pedestrian accesses, car parking, landscaping and ancillary development: site preparation and the installation of new services and infrastructure.</p>	Allt-yr-yn	<p>Members were made aware of late representations previously circulated</p> <p>Public Speaker – Mr Michael Southall, (Agent)</p> <p>A discussion took place on the type of cladding utilised for the building which was aluminium clad, decorative mesh. Planning officers advised members that the issue of cladding was a building regulation requirement and the scheme would have to be signed off by an approved inspector but this did not form part of the planning application process.</p>	Granted with Conditions
18/0414	<p>Land to the rear of 16 Cross Street, Caerleon, Newport</p> <p>Part retention and part completion of 2No. detached three bedroom dwellings (resubmission of 17/1162).</p>	Caerleon	<p>Public Speaker – Ms Karen Norris (Objector)</p> <p>Public Speaker – Mr Derek Prosser (Supporter)</p> <p>Officers were recommending approval with conditions including Section 106 affordable housing.</p>	<p><u>Site Visit</u></p> <p>To consider the overbearing impact on existing nearby properties</p>

No	Site/Proposal	Ward	Additional Comments	Decision
18/0570	68 Marshfield Road, Newport  Removal of single storey extension and outbuilding and erection of single storey and two storey rear extension.	Marshfield	Public Speaker – Mr James Walker (Objector)	Granted with Conditions
18/0301	Land and Building encompassing Former Avanna Bakery Canteen, Road D, Wern Industrial Estate, Newport.  Change of use from Use Class B1/B2/B8 to Use Class D2 (gym and fitness classes)	Rogerstone	Public Speaker – Ms Clare Woody (Applicant)  Ward Member Speaking – Cllr Chris Evans	Refused
18/0021	Amroth Glasllwch Lane, Newport  Demolition of existing single storey dwelling and construction of new two storey dwelling and detached garage	Allt-yr-yn	Members were made aware of late representations previously circulated  Meeting adjourned for 10 minutes.	Granted with Conditions
18/0305	Ysgol Gymraeg bro teyrnon, Brynglas Drive, Newport  Erection of boundary fence and gates	Shaftesbury	Cllr Al-Nuiami joined the meeting for this item  Members were made aware of late representations previously circulated	Granted with Conditions

No	Site/Proposal	Ward	Additional Comments	Decision
18/0364	17 Caerphilly Road, Newport  Erection of new single storey extension to the side and rear, conversion of existing garage into habitable accommodation and insertion of 2no. rooflights.	Graig		Granted with Conditions
18/0402	Langland Park West, Langland Way, Newport.  Erection of extension to provide 1566m2 of class B1/B2/B8 floor space and associated parking	Lliswerry		Granted with Conditions
18/0454	74 Risca Road, Newport  First floor rear extension and insertion of door in front elevation and alterations to front boundary wall.	Allt-yr-yn	Application withdrawn from the Agenda.	
18/0482	Caerleon Comprehensive School, Cold Bath Road, Caerleon  Replacement of 1no pair of automated vehicular entrance gates and posts, installation of additional cctv camera to pedestrian gate and installation of card reader intercom post.	Caerleon		Granted with Conditions

No	Site/Proposal	Ward	Additional Comments	Decision
18/0489	Ysgol Gyfun Gwent Is Coed, Duffryn Way, Duffryn, Newport  Temporary siting of two storey demountable classroom (August 2018 to April 2021)	Tredegar Park	Members were made of late representations previously circulated	Granted with Conditions  Additional condition requested relating to surface water drainage arrangements

**Meeting finished 1.15 pm**