

Appendix A

PLANNING COMMITTEE – 03/07/2019

DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
19/0040	<p>Site: Former Penrhos Quarry, Usk Road</p> <p>Proposal: Change of use of part of disused quarry to holiday park, including the sitings of holiday lodges and pods with improved access, parking facilities and maintenance building</p>	Caerleon	<p>Public Speaker Nicola Lovell spoke objecting to the application.</p> <p>Public Speaker leaun Williams – Agent, spoke in favour of the application.</p> <p>Ward Member Cllr Gail Giles spoke against the application, with the main concerns being the impact of traffic in vicinity of the site. Commented that the lane should not have been installed in the first place, as also agreed by Wales Planning Inspectorate. Changeover of visitors could result in double the amount of traffic. None of the plans fit in Travel Plan.</p> <p>Ward Member Cllr Jason Hughes spoke against the application, with concerns of too many variables with the application. At the very least applications in this area should have an environmental assessment carried out. Inspectorate already noted concerns for the environment.</p> <p>Cllr Hughes then recommended that in order to support local residents a comprehensive assessment of the environment site is needed.</p> <p>Ward Member Cllr Joan Watkins spoke against the application. Could see advantages for tourism, however the difficulties are the issues around traffic and air pollution. Extremely high levels through one way system.</p>	<p>The Committee requested a site visit to consider:- Access arrangements, the impact on the footpath and to understand how the proposed use will fit within the locality</p> <p>Site visit arranged for Thursday 11th July 2019.</p>

No	Site/Proposal	Ward	Additional Comments	Decision
18/0802	<p>Site: Crown Buildings, Clarence Place</p> <p>Proposal: Conversion of office building to 56no. flats, provision of roof top garden and use of ground floor for ancillary gymnasium and storage area</p>	Victoria	<p>Key benefit, reuse of currently unused site. Securing alternative use is a benefit.</p> <p>Public Speaker Lloyd Jones – Agent, spoke in favour of the application.</p>	Granted with Conditions
18/0566	<p>Site: Land to the east of Caerleon House, Cleppa Park, Coedkernew</p> <p>Proposal: Proposed construction of a 3 storey commercial unit with ground floor retail and offices above, on site car parking and refuse storage facility</p>	Marshfield	<p>Error on paragraph 7.2, maximum height should read 18.5m not 11.2m.</p> <p>After extensive searching and contact with partner agencies unable to find out owner of drain.</p>	Granted with Conditions
19/0009	<p>Site: Hillside Resource Centre, Gaer Road</p> <p>Proposal: Demolition of existing care home and the construction of 14 house and associated works</p>	Gaer	<p>Public Speaker Kathryn Williams – Agent, spoke in favour of the application.</p> <p>Committee commented that this was a well needed development as the premise had ben derelict for a while.</p>	Granted with Conditions
19/0350	<p>Site: Bassaleg School, Forge Road</p> <p>Proposal: Erection of demountable classroom unit on existing hard standing</p>	Graig	<p>Cllr Richard White declared an interest, as he is a Chair of Governors for Bassaleg School.</p> <p>Concerns had been raised from residents regarding additional parking issues and decline in air quality.</p>	Granted with Conditions

No	Site/Proposal	Ward	Additional Comments	Decision
19/0486	<p>Site: 372 Chepstow Road</p> <p>Proposal: Removal of condition 04 (restriction of opening hours) of planning permission 17/0606 for use of property for retail (a1) or a gym (d2)</p>	Alway	<p>Cllr John Guy left the room due to pre-determination issue.</p> <p>Cllr Richard White returned to the room.</p> <p>Officer noted that during consideration of previous application there were no objections but officers had concerns about 24 hour opening hours, so conditions imposed restriction of hours.</p> <p>Ward Member Cllr Deb Harvey spoke against the application, advising failing to see the need in having a 24/7 gym open in a residential area. Light pollution would also be an issue even if blinds were installed.</p> <p>Ward Member Cllr Ray Truman spoke against the application, advising parking in the area is already an issue, and with the lighting and noise problem these opening hours shouldn't be mixed with a residential area.</p>	<p>Refused due to increased noise and disturbance from customers coming and going in the early hours of the morning will adversely affect neighbouring residents.</p>
19/0496	<p>Site: 108 Cae Perllan Road</p> <p>Proposal: Proposed single storey extension to rear of property</p>	Gaer	<p>Committee commented that even though no neighbours have made any responses, the extension seems to have effect on neighbours bay window. Committee were advised that no objections to the plan had been received.</p>	<p>Granted with Conditions</p>