

Minutes



Planning Committee

Date: 6 January 2021

Time: 10.00 am

Present: Councillors J Richards (Chair), J Guy (Deputy Chair), J Clarke, T Holyoake, G Berry, T Watkins, R White, C Townsend and C Ferris

In attendance: Councillors Gail Giles, Jason Hughes and Joan Watkins, Tracey Brooks (Head of Regeneration, Investment and Housing), Matthew Sharp (Acting Development Services Manager), Joanne Evans (Senior Solicitor), Joanne Davidson (East Area Development Manager), Stephen Williams (West Area Development Manager), Vicky Quinn (Senior Planning Officer), Grant Hawkins (Senior Planning Officer), Joanne Gossage (Service Manager Environment and Leisure), Steve Manning (Senior Scientific Officer), Michelle Aspey (Housing Manager Strategy), Alun Lowe (Planning Contributions Manager), Richard Sexty (Education Transformation Officer), Rhys Thomas (Regulatory Services Manager), Joanne Turner (Team Manager - Assets and Planning), Anna Griffiths (Senior Traffic Transport and Development Officer), and Neil Barnett (Governance Officer) In Attendance:

Apologies: Councillors V Dudley and J Jordan

1. **Declarations of Interest**

None

2. **Minutes of the meeting held on 2 December 2020**

The minutes of the meeting held on 2 December 2020 were submitted.

Resolved

That the minutes of the meeting held on 2 December 2020 be taken as read and confirmed, with the following amendments:

A statement was read out from Ward Member, Councillor Miqdad Al-Nuaimi for application 20/0734.

A statement was read out from resident, Councillor Deborah Davies for application 20/0739.

3. **Development Management: Planning Application Schedule**

(1) That decisions be recorded as shown on the Planning Applications Schedule attached as an Appendix A

(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.

The meeting terminated at 14:20

Appendix A
 PLANNING COMMITTEE – 06 01 2021
 DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
<p style="text-align: center;">Page 3</p>	<p>19/1212 Site: Former University of Wales College Caerleon</p> <p>Proposal: Partial demolition, refurbishment and conversion of main building to 44 flats, conversion of TJ Webly building to 2no. dwellings, conversion of Ty Hywel building to 2no. residential units (1 flat and 1 house), conversion of Felthorpe to 1no. dwelling, demolition of other existing buildings and construction of 170 no. dwellings, open space, landscaping, engineering and infrastructure works to include retention of listed gate piers</p> <p>Recommendation: Granted with conditions and subject to a section 106 legal agreement</p>	<p>Caerleon</p>	<p>Committee item as this is a major planning application</p> <p>Mr Chris Thomas – Resident, had a statement read out by the Chair to speak against the proposal.</p> <p>Mrs Jane Carpenter – Agent, spoke in support of the application.</p> <p>Cllr Jason Hughes – Ward Member, spoke against the application.</p> <p>Cllr Joan Watkins – Ward Member, spoke against the application.</p> <p>Cllr Gail Giles – Ward Member, spoke against the application.</p>	<p>Granted with conditions and subject to a section 106 legal agreement</p>
	<p>20/0686 Site: Land West Of Tredegar Camp, Bassaleg Road, Newport</p> <p>Proposal: 93 Western Avenue to 26 Wells Close shared use travel route (3m wide) from Bassaleg Road through Gaer Park ending at Wells Close following existing unmade footpath new crossing points at Western Avenue and on Bassaleg Road</p> <p>Recommendation: Seeking delegated powers to grant with conditions subject to no adverse representations being received</p>	<p>Gaer</p>	<p>This item is being presented to Committee as its on Council land</p>	<p>Granted delegated powers for the Head of Service to approve the application in the event that Natural Resources Wales confirms that the appropriate assessment is acceptable subject to conditions</p>

20/0705	<p>Site: Lyndon Bassett Funeral Directors, Park View, Bassaleg, Newport</p> <p>Proposal: Demolition of former mortuary and change of use from mortuary to additional vehicle parking for ancillary use by the existing ambulance station</p> <p>Recommendation: Granted with conditions</p>	Graig	Presented to Committee as is major development	Granted with conditions
20/1032	<p>Site: Site Of Former Seven Stiles Public House And Ladyhill Daycare Centre Aberthaw Road</p> <p>Proposal: Redevelopment of the site to provide 39no. dwellings and associated access, infrastructure, parking & landscaping</p> <p>Recommendation: Granted with conditions and subject to section 106 legal agreement</p>	Alway	Presented to Committee as is major development	Granted with conditions and subject to section 106 legal agreement
20/1032	<p>Site: Station Buildings, Ground and First Floors Information Station, Queensway, Newport</p> <p>Proposal: Change of use of ground and first floor of information station building to co-working office/creative space</p> <p>Recommendation: Granted with conditions</p>	Stow Hill	This item is being presented to Committee as it is a Council application.	Granted with conditions
20/1091	<p>Site: 68 Clevedon Road</p> <p>Proposal: Proposed single storey rear extension</p> <p>Recommendation: Granted with conditions</p>	Beechwood	Presented to Committee as owners of property work in the RIH Service area	Granted with conditions

<p>20/1096</p>	<p>Site: 95 Trinity View</p> <p>Proposal: Proposed single storey side extension with roof terrace and addition of first floor access door</p> <p>Recommendation: Granted with conditions</p>	<p>Caerleon</p>	<p>Presented to Committee as owners of property work in the RIH Service area</p>	<p>Granted with conditions</p>
<p>20/0446</p>	<p>Site: 20a East Usk Road</p> <p>Proposal: Construction of a 2no. bedroom house and associated works (development pursuant to permission 14/0997)</p> <p>Recommendation: Refused</p>	<p>St Julians</p>	<p>Presented to Committee as requested by Councillor Hourahine.</p>	<p>Deferred at the request of the applicant in order to allow them to address flooding issues.</p>

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