

# Minutes

## Planning Site Committee

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Date 15 February 2018

Time 10.00 a.m.

Present Councillors Richards (Chair), Clarke, Ferris, Forsey, C Townsend and White

In attendance: S Williams (West Area Development Manager), J Evans (Senior Solicitor), C Jones (Principal Highway Engineer), M McEwan (Technical Assistant, Traffic Management & Development), M Chesterman (Democratic Services Officer)

Apologies Councillors Guy, Al-Nuaimi, Jordan, Linton.

### 1. **Development Management: Planning Application Schedule**

#### **Resolved**

(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

## Appendix A

### PLANNING SITE SUB-COMMITTEE – 15 February 2018

#### DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
17/0397	<p>Rothbury House, 10 Stow Park Circle, Newport NP20</p> <p>Change of use of building to 7No bedroom guesthouse, ground floor restaurant, orangey side extension, demolition and replacement of outbuilding, car parking and landscaping.</p>	Gaer	<p>The Site Sub Committee inspected the site to understand the amenity issues including parking and access issues which existed in the area</p> <p>Officers were recommending the application be granted with conditions.</p> <p>Councillor Whitcutt, Ward Member, spoke on the application</p>	<p>Granted with additional conditions requested by the Planning Committee as follows:-</p> <p>Prior to the beneficial use of the guesthouse hereby approved, the east side elevation of No. 14 Stow Park Circle shall be made good in accordance with a scheme which have first been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include details on the mechanism to prevent debris accumulating between the replacement coach house hereby approved and the side elevation of No. 14.</p> <p><b>Reason:</b> To preserve the character and appearance of the Conservation Area and to protect the amenities of the neighbouring occupier.</p> <p>Condition 9 to be varied again to read:</p> <p>Prior to the first beneficial use of the development hereby approved, a management plan detailing how the restaurant will operate (including volume of music and in relation to visiting members of the public to the restaurant only the hours of operation) shall be submitted to and approved in writing by the Local Planning Authority. The restaurant shall operate in accordance with the approved hours.</p> <p><b>Reason:</b> To ensure that the amenities of occupiers of other premises in the vicinity are protected.</p>

				<p>Prior to the beneficial use of the development hereby approved, directional signage within and opposite the site to inform visitors of the one way system in Stow Park Circle shall be provided and thereafter retained at all times in accordance with a scheme which shall have first been submitted to and agreed in writing with the Local Planning Authority.</p> <p><b>Reason:</b> In the interests of highway safety.</p> <p>Prior to the beneficial use of the development hereby approved, boundary treatment shall be provided and retained at all times thereafter in accordance with a scheme which shall have first been submitted to and agreed in writing with the Local Planning Authority.</p> <p><b>Reason:</b> To protect the amenities of neighbouring occupiers, protect the setting of the listed building and appearance and character of the conservation area.</p>
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