

# Minutes



## Planning Committee

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Date: 5 April 2017

Time: 10.00 am

Present: Councillors P Huntley (Chair), V Delahaye (Deputy Chair), D Fouweather, M Linton, R White, O Ali, K Critchley and M Al-Nuaimi

In Attendance: J Davidson (East Area Applications Manager), S Williams (West Area Applications Manager), G Roberts (Principal Planning Officer), A Lowe (Planning Contributions Manager), C Jones (Principal Engineer), J Evans (Senior Solicitor) and M Durkin (Democratic Services Officer)

Apologies: Councillors J Mudd and C Evans

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### 1 Mrs Miriam Durkin, Democratic Services Officer

The Chair informed Members that this was the final meeting of the Planning Committee that would be attended by Mrs Miriam Durkin, Democratic Services Officer, who had provided excellent service and advice to the Committee for the past 6 years. He wished Mrs Durkin and her family a long and happy retirement. Mrs Durkin responded with thanks.

### 2 Minutes

The Minutes of the meeting held on 1 March, 2017 were submitted.

#### Resolved

That the Minutes of the meeting held on 1 March, 2017 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.

## **Appeal Decisions**

Consideration was given to a report following recent appeals.

### **Planning Application Appeals – Allowed**

1. APP/G6935/C/16/3161464 – Berry Field House, Lodge Road, Caerleon – Erection of shed forward of principal elevation
2. APP/G6935/A/16/3162542 – 148-152 Chepstow Road – retention of roller shutters

### **Planning Application Appeal – Dismissed**

APP/G6935/D/17/3166405 – 21 Graig Park Road, Malpas – proposed erection of first floor extension to side and rear

### **Planning Application Appeal – Part Dismissed/Part Allowed**

1. 16/0107 – Northern Hey Stables, Brickyard Lane – Variation of conditions 1(number of caravans) and 2 (occupants) of planning permission 15/0325 (part allowed by appeal) to allow for the siting of 8No. additional caravans (16 No. in total)
2. E16/0069 and 15/0761 – Land adjacent to and north of Green Farm, Green Lane – retention of the use of the land for the siting of 1No. mobile home and 2No. touring caravans for use as a private gypsy and traveller site

### **Resolved**

That the appeal decisions be accepted as a basis for informing future decisions of the Planning Committee

*(Councillor Fouweather left the meeting during consideration of the above item)*

## Appendix

### PLANNING COMMITTEE – 5 APRIL 2017

#### DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
16/0585	<p>Liberty Steel, Corporation Road</p> <p>Proposed Tank Farm comprising 9No.Tanks each twenty metres high and up to twenty five metres in diameter and associated site building and infrastructure</p>	Lliswerry	<p>Councillor Critchley, Lliswerry Ward Member spoke in support of the application.</p> <p><i>(Councillor Al-Nuaimi joined the meeting during consideration of this item and did not vote)</i></p>	<p>Granted with conditions including additional references to the routing of abnormal loads, bunding of the site and the control of surface water drainage to prevent contamination</p>
16/0965	<p>Grove Farm, Goldcliff Road</p> <p>Erection of Play Equipment (2.5M High zip wire platform with climbing wall, zip wire and zip wire pole) and new raised decking area in rear garden</p>	Llanwern		<p>Granted with conditions including an additional condition restricting use of the zip wire platform until the screens have been completed. An additional note to application to confirm use of the equipment shall not be for commercial purposes.</p>

17/0038	<p>Land and buildings forming 38 to 234 Liberty Grove</p> <p>Erection of 4No. apartment blocks accommodating 92No. residential units, car parking, access arrangements and associated works (resubmission)</p>	Lliswerry	Councillors Jeavons and Critchley, Lliswerry Ward Members spoke on the application.	Granted with conditions including a condition relating to vehicle signage at Gaskell Street and Portskewett Street to direct construction traffic not to use these routes and barriers at the footpath link, subject to Section 106 Legal Agreement with delegated powers to refuse the application in the event that the Agreement is not signed within 3 months of the decision
16/1256	<p>Unit 27, Enterprise Way</p> <p>Change of use from fitness centre to dog grooming salon</p>	Pillgwenlly	Councillor Ali, Pillgwenlly Ward Member spoke in support of the application.	Granted with conditions including the necessity for a waste management scheme for the business

17/0067	<p>Albany House Guest House, 409 Chepstow Road</p> <p>Change of use from guest house to six bedroom house in multiple occupation with ancillary one bed accommodation for up to 8No. occupants with ancillary carer accommodation together with changes to external openings and new window frames</p>	Alway	<p>(Councillor Ali left the meeting after consideration of this item)</p>	Granted with conditions
17/0072	<p>Ysgol Gyfun Gwent Is Coed, Brynglas Drive</p> <p>Provision of temporary two storey modular classroom</p>	Shaftesbury		Granted with conditions
17/01015	<p>3 Bluebell Way</p> <p>Garage conversion to habitable room and modifications to existing porch</p>	Graig	<p>(Councillor Ali re-joined the meeting for consideration of this item)</p> <p>(Councillor Linton left the meeting after consideration of this item)</p>	Granted with conditions