

Minutes



Planning Committee

Date: 2 May 2018

Time: 10.00 am

Present: Councillors J Richards (Chair), J Guy (Deputy Chair), M Al-Nuaimi, J Clarke, C Ferris, Y Forsey, J Jordan, C Townsend and R White

In Attendance: Joanne Evans (Senior Solicitor), Tracey Brooks (Development and Regeneration Manager), Joanne Davidson (East Area Development Manager), Eilian Jones (Principal Planning Officer), Geraint Roberts (Principal Planning Officer), Simon Davies (Senior Traffic Transport & Development Officer) and Michele Chesterman (Democratic Services Officer)

Apologies: Councillor R Mogford

1 Minutes of the Meeting held on 4 April 2018

The Minutes of the meeting held on 4 April 2018 were submitted.

Resolved

That the Minutes of the meeting held on 4 April 2018 be taken as read and confirmed.

2 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.

Appendix

PLANNING COMMITTEE – 2 MAY 2018

DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
17/1058	<p>Land to the South East of 31 Coverack Road, Newport</p> <p>Change of use to Containerised Self-Storage Depot</p>	Victoria	<p>Councillor Ferris arrived after the presentation started and did not take part in the discussion or vote.</p> <p>The agent, Ms Palmer spoke on the application</p> <p>The Ward Member, Councillor Raham spoke on the application.</p> <p>Overall it was felt there was no reason to think there would be an adverse impact on the character of the area. Condition 10 – the containers should be green in colour. There would also be hard and soft landscaping. There was also an existing buffer due to pylons.</p> <p>The containerised self-storage depot would be limited in the hours of operation (7.30 am – 9.00 pm) and appearance was not unacceptable on the character and appearance of the area. Highways had also confirmed the scheme made allowances for comings and goings and improvements to the existing footpath to be considered under the conditions.</p> <p>The comings and goings were based on a trips database which was based on a number of sites and models throughout the country. It was standard traffic modelling. Highways were happy to accept it as a basis for the use of the site.</p>	<p>Granted with conditions including cross sections for land raising, planting trees, no external storage (everything to be stored in containers).</p>

			<p>It was not proposed that there would be any planning conditions to restrict the storage of certain products. This would come under the control of hazardous materials.</p> <p>With regards parking it was believed people using the containers would drive and park as close to them as possible to access them. There was a risk of cars parking but a low one and not for a very long time.</p>	
17/1081	<p>Land to rear of and including 1 and 3, Llanthewy Road, Newport</p> <p>Reserved Matters Application (Access, Appearance, Landscaping, Layout and Scale) relating to Phase 2 (Alterations to Existing Buildings including new Bay Windows to Front Elevations and Increased Height to 12M and Conversion to 8No. 2 Bedroom Flats with Associated Off-Road Parking) of Permission 14/0022 (Variation of Conditions 2 and 3 of Permission 11/1017 for Residential Development)</p>	Allt-yr-yn	<p>Although going up a scale it was considered the site would fit very comfortably in with the surrounding buildings. Having regards to the merits of the scheme and a previous Inspector's decision in 2014 it was felt on balance that it was acceptable with the recommendation to approve subject to conditions.</p>	Granted with conditions

Meeting finished 11.20 am