

Minutes



Planning Committee

Date: 6 June 2018

Time: 10.00 am

Present: Councillors J Richards (Chair), J Guy (Deputy Chair), M Al-Nuaimi, J Clarke, V Dudley, J Jordan, R Mogford, C Townsend and R White

In Attendance: Joanne Evans (Senior Solicitor), Tracey Brooks (Development and Regeneration Manager), Stephen John Williams (West Area Planning Manager), Geraint Roberts (Principal Planning Officer), Matthew McEwan (Senior Traffic Transport & Development Officer), Alun Lowe (Planning Contributions Manager), Shona Carle (Tree Officer (TPOs & Private Land)), Sally Davies (Strategy & Development Manager) and Michele Chesterman (Governance Officer)

Apologies: Councillors G Berry

1 Minutes

The Minutes of the meeting held on 2 May 2018 were submitted.

Resolved

That the Minutes of the meeting held on 2 May 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.

3. TPO 10, 2017 – Land Adjacent to Ger-y-Parc adjacent to Catsash Road

Consideration was given to a report requesting the authorisation of Planning Committee to confirm a provisional Tree Preservation Order (TPO) with modifications to the Plan and Schedule.

Members were made aware of late representations from the owner of the land objecting to the Order. The Tree Officer (TPOs & Private Land) reported that the objections were insufficient reason for the Council to omit the woodlands from the Order.

Resolved

That TPO 10, 2017, land adjacent to Ger-y-Parc adjacent to Catsash Road, be confirmed with a minor amendment to the Plan.

4. Appeals

Members attention was drawn to the Appeals Report, for information.

Reference 17/1164 Planning Application Appeal

Address: 4 Springfield Drive, Newport NP19 9EW **Development** – Proposed first floor extension over existing ground floor – **Dismissed.**

Reference E15/0523 Enforcement Notice

Address: Land at the rear of 154 Commercial Road, Newport NP20 2PJ **Development** – Unauthorised rear extension and creation of flats – **Dismissed – Enforcement Notice upheld.**

Reference 17/1025 Planning Application Appeal

Address: Derry Lodge, Rectory Road, Llanvaches, Newport NP26 3AY **Development** – Demolition of single storey extension and removal of chimney stack and proposed two storey side extension – **Dismissed.**

Appendix

PLANNING COMMITTEE – 6 JUNE 2018

DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
17/0484	<p>53 Old Hill Crescent, Christchurch, Newport NP18 1JL</p> <p>Demolition of double garage and construction of new dwelling</p>	Caerleon	Councillor Townsend arrived after the presentation started and did not take part in the discussion.	<p>Granted with conditions subject to Section 106 agreement to make a payment for affordable housing provision</p> <p><u>Additional Condition</u></p> <p>Construction and Traffic Management Plan</p>
18/0213	<p>34 Fields Park Road, Newport NP20 5BB</p> <p>Side Extension over Garage and New Dormer</p>	Allt-yr-yn	Application withdrawn and rescheduled for Planning Committee on 4 July 2018	
18/0262	<p>Pie Corner Fish Bar, High Cross Lane, Rogerstone, Newport</p> <p>Variation of Condition 01 (Opening Hours) of Planning Permission 12/0511 for Variation of condition 01 (opening hours) of Planning Permission 11/0701 for change of use of former Pharmacy</p>	Rogerstone	<p>Public Speaker – Samantha Curtis</p> <p>The officers were recommending Approval.</p>	<p>Refused</p> <p><u>Reason for Refusal</u></p> <p>To protect the amenities of the residents in relation to odour and litter.</p>

No	Site/Proposal	Ward	Additional Comments	Decision
	to a traditional fish and chip shop. Variation seeks to allow Sunday and Bank Holiday opening between 12:00 hours and 21:00 hours			
17/1177	<p>The Lodge, Broad Street Common, Peterstone Wentlooge, Cardiff CF3 2TN</p> <p>Proposed Demolition of Existing Care Home and Construction of 2No Detached Dwellings with New Access</p>	Marshfield	<p>Large detached dwellings.</p> <p>Concerns were raised regarding the Common and how the new drive would fit within the legal obligations of Newport to maintain Broad Street Common. Members were made aware that the Common was protected by Commons legislation and the Council would need to enforce separate to Planning legislation. It could be used as a drive but cannot use as a garden.</p> <p>There was no evacuation plan currently in place in case of a flood. It was not possible to use the existing routes during a flood event. Individuals would either have to leave before the flood or sit it out and be contained. It was not known how long the containment would be. However long the containment was, however, it was an improvement on the current provision/building.</p>	<p>Granted with Conditions subject to a S106 agreement with delegated authority to refuse permission if the agreement is not signed within 3 months of a resolution to grant permission</p> <p><u>Additional Conditions</u></p> <p>Requirement for an Evacuation Plan</p> <p>Note suggesting future residents sign up to flood line.</p>
18/0195	<p>12A Evans Street, Newport NP20 5LD</p> <p>Erection of Fencing and Gates Around External Play area including the siting of a steel container</p>	Shaftesbury	A discussion took place on a condition of no ball games outside certain hours but it was agreed to keep the application conditions as they were as it was a steel container.	Granted with Conditions

No	Site/Proposal	Ward	Additional Comments	Decision
18/0233	<p data-bbox="355 226 619 360">Land to North East of and Adjacent to Celtic Way, Celtic Lakes, Newport</p> <p data-bbox="355 394 619 1160">Provision of Staff and Visitor Car and Cycle Parking, A Secure External Plant Compound with Multiple Covered Storage Areas and Single Storey Gas Bunker; 2No. Sprinkler Tanks, Roof Mounted Plant and Discharge Flues Installation of 16No. Refrigeration Units, External Alteration to Fabric of Building and Creation of New Access Junction onto Celtic Way</p>	Marshfield	<p data-bbox="823 226 1198 360">Members were made aware of late representations previously circulated.</p> <p data-bbox="823 394 1198 763">A discussion took place around landscaping but it was agreed the area was an industrial one and members would not want to jeopardise car parking spaces. It was a vibrant area with the prospect of jobs. On this occasion car parking spaces outweighed landscaping in the area.</p> <p data-bbox="823 797 1198 999">In addition the lack of a bus service was raised. There was no change of use so it was not possible to secure a contribution for a bus service.</p>	Granted with Conditions
18/0237	<p data-bbox="355 1173 619 1335">Ysgol Gymraeg Casnewydd, Hartridge Farm Road, Newport NP18 2LN</p> <p data-bbox="355 1368 619 1731">Demolition of Existing Steel Awning and Framework and Automated Canopy and the Installation of a new Steel Framed Canopy with a Polycarbonate Roof</p>	Ringland		Granted with Conditions