

# Minutes



## Planning Committee

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Date: 4 July 2018

Time: 10.00 am

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

In Attendance: Tracey Brooks (Development and Regeneration Manager), Stephen John Williams (West Area Planning Manager), Joanne Davidson (East Area Development Manager), Sian Davies (Assistant Solicitor), Eilian Jones (Principal Planning Officer), Carl Jones (Principal Engineer), Alun Lowe (Planning Contributions Manager) and Michele Chesterman (Governance Officer)

Apologies: Councillors R Mogford and C Townsend

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### 1 Minutes

The Minutes of the meeting held on 6 June 2018 were submitted.

#### Resolved

That the Minutes of the meeting held on 6 June 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. Appeals

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

#### Reference 17/0723 Planning Application Appeal

**Address:** Caerleon Nursing Home, Goldcroft Common, Caerleon NP18 1BE

**Development** – Retention of two-storey extension, roof developments and extraction flue, all in modified form – **Dismissed**.

#### Reference: E17/0103 Enforcement Appeal

**Address:** Land Croes-Carn-Einon Farm, Holly Lane, Rhiwderin, Newport NP10 8RR

**Development:** Change of use to Waste Transfer Station – **Dismissed and the enforcement notice is upheld.**

**Reference:** 17/0070 **Planning Application Appeal**

**Address:** Land Croes-Carn-Einon Farm, Holly Lane, Rhiwderin, Newport NP10 8RR

**Development:** Change of use to Waste Transfer Station - **Dismissed**

## Appendix

### PLANNING COMMITTEE – 4 JULY 2018

#### DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
18/0465	<p>Chartist Tower, Upper Dock Street, Newport NP20 1DW</p> <p>Change of use of Chartist Tower to part Hotel (use Class C1), comprising ancillary facilities (Gym, Conference space, storage space, offices &amp; restaurant) and ground floor coffee shop (Use Class A3) at former Units 8-11, part retention and reconfiguration to create office floor space (use Class B1), change of use of units 1-3 to a restaurant (Use class A3), and external alterations to the façade of Chartist Tower (to include roof top louvres, cladding, new fenestration and glass box extension) and to the retail units fronting Upper Dock Street, Austin Friars (former Units 1-7 &amp; 12-13) and Commercial Street (the former BHS)</p>	Stow Hill	<p>Public Speaker Mr Owain Griffiths, Agent spoke on the application.</p> <p>A discussion took place on parking. However, it was determined that parking was not an issue as the building was in a city centre location which did not require any parking in terms of council requirements with the proximity of the train and bus station. The building had far more parking than many city centre hotels.</p> <p>A discussion took place on proposed materials for cladding and members asked if clarification could be obtained from the Fire Officer. The Fire Officer had been contacted with no response. Planning Officers advised members that the issue of cladding was a building regulation requirement and the scheme would have to be signed off by an approved inspector but this did not form part of the planning application process.</p> <p>Members felt the development was positive with the increase in footfall for the city centre.</p>	<p>Granted with Conditions</p> <p>(Condition 08 was removed as it duplicated condition 06).</p>

No	Site/Proposal	Ward	Additional Comments	Decision
18/0048	<p data-bbox="359 226 619 322">Elnathan, Tregarn Road, Langstone, Newport NP18 2JS</p> <p data-bbox="359 360 600 488">Erection of a detached dwelling (resubmission of 17/0379)</p>	Langstone	<p data-bbox="821 226 1182 488">Members were made aware of late representations previously circulated which related to correspondence from the applicant and a slight variation in the recommendation</p> <p data-bbox="821 526 1174 622">Public Speaker, Mr Gareth Pugh spoke on the application</p> <p data-bbox="821 660 1182 788">Public Speaker, Mr Mark Stevenson, Applicant's Planning Consultant, spoke on the application</p> <p data-bbox="821 826 1118 922">Ward member, Cllr Bill Routley spoke on the application.</p> <p data-bbox="821 960 1182 1429">With regards highway safety the Head of Streetscene had withdrawn opposition which was included at point 6 in the officer's report. In terms of safety and access Highways did not have any objection. The Welsh Government Crash Map database had been used and Capita had vetted the safety audit and could not find any fault.</p> <p data-bbox="821 1467 1182 1697">Officers were recommending approval with conditions subject to a S106 agreement with delegated authority to refuse if not signed within 3 months.</p>	<p data-bbox="1214 257 1337 286"><u>Site Visit</u></p> <p data-bbox="1214 324 1406 452">To assess the effect on neighbouring properties</p> <p data-bbox="1214 490 1417 586">To assess the impact on highway safety</p>
18/0281	<p data-bbox="359 1740 619 1800">77 Bassaleg Road, Newport NP20 3NA</p> <p data-bbox="359 1839 512 1935">Two Storey Rear/Side Extension</p>	Gaer	<p data-bbox="821 1740 1150 1832">Public Speaker, Mr Rhys Wilkins, Applicant, spoke on the application</p>	<p data-bbox="1214 1740 1385 1800">Granted with Conditions</p>

No	Site/Proposal	Ward	Additional Comments	Decision
18/0213	<p>34 Fields Park Road, Newport NP20 5BB</p> <p>Side Extension Over Garage and New Dormer</p>	Allt-yr-yn	<p>Public Speaker, Mr Andrew Park (Objecting)</p> <p>Public Speaker, Mr Jason Watkins, Applicant</p> <p>Ward Councillor, Cllr Charles Ferris, spoke on the application</p> <p>Officers were recommending approval with conditions.</p>	<p><u>Site Visit</u></p> <p>To assess the effect of the proposal on the windows on the neighbouring property.</p> <p>To assess the suitability of materials.</p>
18/0282	<p>16 Charles Street, Newport NP20 1JU</p> <p>Proposed residential conversion to form 18No self-contained apartment with new cycle and refuse facilities</p>	Stow Hill	<p>It was noted that there was no car parking provision but this was not a requirement as it was a city centre development.</p> <p>In terms of a desire to see the listed building back in use it was decided to waive the Section 106 contributions.</p> <p>Concerns were expressed over possible disruption when the alteration work is carried out as the area was already congested. However the officer noted that the Construction Management Plan should hopefully deal with this issue.</p>	Granted with Conditions
18/0336	<p>Clytha Primary School, Bryngwyn Road, Newport, Gwent NP20 4JT</p> <p>Erection of Canopy</p>	Allt-yr-yn		Granted with Conditions

Meeting finished 12.40 pm