

# Minutes

## Planning Committee

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Date 2 August 2017

Time 10.00 a.m.

Present Councillors Richards (Chair), Al-Nuaimi, Clarke, Ferris, Forsey, Guy, Jordan, Linton, Mogford, Townsend, R White

T Brooks (Development and Regeneration Manager), E Jones (Principal Planning Officer), J Davidson (East Area Development Manager), J Evans (Senior Solicitor), Carl Jones (Principal Engineer), M Chesterman (Democratic Services Officer)

Apologies None

### 1 Minutes

The Minutes of the meeting held on 5 July were submitted.

#### **Resolved**

That the Minutes of the meeting held on 5 July 2017 be taken as read and confirmed with the inclusion of Cllr White as being present.

### 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 Appeal Decisions

Consideration was given to a report following recent appeals.

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

- Application No: 16/0983– 2 Church Row, Redwick, Caldicot NP26 3DE – Retention of Porch.

- Application No: 16/1213 – Reservoir House, Millbrook Lane, Lanvaches, Caldicot NP26 3AZ – Variation of Condition 2 of planning permission 16/0344 to allow positioning of gates closer to the highway.
- Application No: 16/1138 – The Shrubbery, Straits Lane, Nash, Newport NP18 2BY – Proposed two storey extension

### **Planning Application Appeals – Dismissed**

- Application No 17/0018 – Sea View Bungalow, Broadstreet Common, Peterstone, Wentlooge, Cardiff CF3 2TN – Erection of Side Extensions and Raising of Roof to create first floor accommodation.
- Application No 16/1233 – Efes Grill, 24 Cambrian Road, Newport NP20 4AB – Retention of Shopfront
- Application No 16/1099 – Land north and adjacent to M4, Began Road, Cardiff – non material amendment to planning permission 14/0337 relating to number and size of solar panels inverter/transformer buildings, site layout, security system, fence design and drainage system.

### **Resolved**

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

## Appendix

### PLANNING COMMITTEE – 2 AUGUST 2017

#### DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
16/1036	<p>Land to North East of the Barn, Mill Lane, Castleton, Cardiff</p> <p>Proposed three bedroom dwelling</p>	Marshfield	<p>Mr L Hopkins spoke on behalf of the applicant.</p> <p>Officers were recommending refusal due to the narrow lane with lack of suitable dedicated passing places and poor visibility resulting in an over intensification of traffic generation which would have a detrimental impact upon highway and pedestrian safety and the amenity of existing residents. Contrary to policy GP4 of the Newport LDP 2011-2026.</p>	<p>Granted</p> <p><b><u>Reasons:</u></b></p> <p>In practice the road situation is not as bad as it is portrayed and the lane has worked quite well without any conflict</p> <p>The applicant has agreed to provide a turning circle which will be less of a hazard than a refuse lorry reversing down the lane.</p>
17/0572	<p>Carcraft, Langland Way</p> <p>Retention of building for class B1/B2/B8 use to provide 296sqm of floorspace and associated parking and landscaping</p>	Lliswerry	<p>Mr G McGruer spoke on behalf of the objector</p> <p>Mr G Sutton, spoke on behalf of the Applicant</p> <p>Officers were recommending granting with conditions</p>	<p>Refused</p> <p><b><u>Reasons:</u></b></p> <p>Amendments undertaken aren't sufficient to address concerns</p> <p>Distance from the highway and overlap is the same as quoted in February 2017 application:</p>

				<i>By reason of scale and location, the development is unduly prominent within the street scene of Llangland way to the detriment of visual amenity and has an overbearing impact upon the front of the neighbouring commercial property. This is contrary to Policies GP2 and GP6 of the Local Development Plan for Newport, 2011-2016 (Adopted January 2015).</i>
17/0444	Pillgwenlly County Primary School, Capel Crescent  Installation of Vertical Flue Stack	Pillgwenlly	Members were made aware of late representations previously circulated in respect of this application.	Granted with conditions
17/0542	Land to the South of Udex House, Bristol Packet Wharf, Kingsway  Erection of Statue	Stow Hill		Granted with conditions