

Planning Committee

Minutes

Date 4 October 2017

Time 10.00 a.m.

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

T Brooks (Development and Regeneration Manager), J Davidson (East Area Development Manager), S Williams (West Area Development Manager), J Evans (Senior Solicitor), C Jones (Principal Highway Engineer), A Lowe (Planning Contributions Manager), M McEwan (Technical Assistant, Traffic Management & Development) S Carle (Tree Officer (TPOs & Private Land)), K Godfrey (Ecology Officer), M Chesterman (Democratic Services Officer)

Apologies Councillor Linton and C Townsend.

1 Minutes

The Minutes of the meeting held on 6 September 2017 were submitted.

Resolved

That the Minutes of the meeting held on 6 September 2017 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 Appeal Decisions

Consideration was given to a report following recent appeals.

Planning Application Appeals – Dismissed

- Application No: 16/0924 – 123-125 Chepstow Road, Newport NP19 8BZ – Proposed mixed use as a bakery and pastry business with customer seating area and shisha lounge/smoking area and retention of building to rear service yard.
- Application No: 16/0665 – Land formerly known as 21 Kelvedon Street, Newport, NP19 0DW – Proposed residential development comprising 2 No. small retail units and undercroft parking to the ground floor and 52 No. apartments to the upper floors.
- Land to the north of 1 Roundwood Close, Penhow, Caldicot NP26 3BT – Change of use of land for the parking of vehicles and associated engineering works to create an off road parking space.
- Application No 16/0724 – 19 Commercial Street, Newport NP19 8BZ – Installation of replacement shop front.

Resolved

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

Appendix

PLANNING COMMITTEE – 4 OCTOBER 2017

DECISION SCHEDULE

No	Site/Proposal	Ward	Additional Comments	Decision
17/060	<p>Malvern House, Chepstow Road, Newport NP18 2JP</p> <p>Subdivision of Curtilage and Erection and erection of detached two storey dwelling with access from Tregarn Road and creation of new Vehicular access off Chepstow Road (A48) to serve existing dwelling.</p>	Langstone	<p>Ms C Evans, spoke objecting to the application</p> <p>Mr A Phillips, Agent spoke in support of the application</p> <p>Councillor Routley, Langstone Ward Member spoke on the application and requested that a site visit be undertaken.</p> <p>Officers were recommending granting with conditions subject to Section 106 Agreement.</p>	<p><u>Site Inspection</u></p> <p><u>Reason</u></p> <p>To assess the effect on highway safety and the impact of the development on neighbouring properties</p>
17/0635	<p>New property on site of, 18, Forge Lane, Bassaleg, Newport.</p> <p>Replacement Dwelling along with new Detached Garage (Amendment to Permission 09/0252)</p>	Graig	<p>Mr M Lougher, Agent, spoke in support of the application.</p> <p>Cllr Cornelius, Ward Member, Graig spoke in support of the application</p> <p>Meeting was adjourned by the Chair for a 10 minute break</p>	Granted with conditions

17/0388	<p>Land North West of and Adjacent to, Plover Close, Llanwern, Newport</p> <p>Erection of 2 No. Units to provide 4139 metres squared B1/B2/B8 floorspace and associated parking and landscaping</p>	Llswerry		Granted with Conditions
17/0429	<p>Land to the South West of Hilton Hotel, Chepstow Road, Newport</p> <p>Development of 146 Bedroom Hotel up to Four Storeys in Height and Associated Parking, Servicing Arrangements and Landscaping, Provision of a Drive-Through Coffee Shop of 209m2 in Floor Area and Construction of a new Access onto the A48 Affecting Public Right of Way 394/80/1</p>	Langstone	<p>Members were made aware of late representations previously circulated in respect of this application</p> <p>Cllr Routley spoke on the application.</p> <p>Members discussed materials used in the development and a condition to be added detailing materials used and requesting samples.</p> <p>Councillor Mogford left the meeting after this application was discussed.</p>	<p>Delegated authority to Head of Regeneration, Investment and Housing to grant after 17 October 2017 subject to no objections received from Welsh Government (Roads).</p> <p>Conditions (in addition to those listed in the report as amended or superseded by those in late representations report) to include:-</p> <p>Samples of materials Vehicle Charging Point</p>
17/0705	<p>Lighthouse Inn, Beach Road, St Brides Wentlooge, Newport NP10 8SH</p> <p>Upgrading the Gateway to the Wales Coastal Path to Include Public Realm Works, Landscaping, Timber Seating/Shelter, Cycle Storage, Interpretation and Directional Panels, Boundary Treatments, Walls, Handrails and Upgrading</p>	Marshfield	Councillor White left the meeting after discussion of this application.	Granted with Conditions

	of Car Park with Resurfacing Works, Barriers and Traffic Calming Features (Affecting Footpath 412/9/1).			
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