



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 13TH SEPTEMBER 2017 AT 5PM

PRESENT:

Councillor W. David - Vice-Chair - Presiding

Councillors:

M. Davies, J.E. Fussell, A. Hussey, B. Miles, J. Ridgewell, J. Simmonds, J. Taylor,
A. Whitcombe, R. Whiting, T.J. Williams

Cabinet Member for Environment and Public Protection - Councillor Mrs E. Stenner

Together with:

P. Den Brinker (Team Leader East), C. Boardman (Area Senior Planner), E. Rowley
(Area Senior Planner), A. Pyne (Area Senior Planner), R. Crane (Solicitor), R. Bryan
(Landscape Architect), H. Morgan (Senior Committee Services Officer)

1. **APOLOGIES**

Apologies for absence had been received from Councillors M. Adams, Mrs E.M. Aldworth,
C.Andrews, A. Angel, J. Bevan, R. Gough and Mrs G. D. Oliver and Mr T. Stephens
(Development Control Manager).

2. **DECLARATIONS OF INTEREST**

Declarations of interest were received as follows - Councillors M . Davies - 17/0539/FULL and
J.E. Fussell - 17/0668/FULL. Details are minuted with the respective items.

3. **MINUTES - 9TH AUGUST 2017**

RESOLVED that subject to the inclusion of Kristian Jennings (Environmental
Health Officer) in the list of Officers present, the minutes of the Planning Committee
held on 9th August 2017 be approved and signed as a correct record.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT

4. CODE NO. 17/0539/FULL - 12 CONWAY ROAD, TRINANT

Councillor M. Davies declared an interest (in that he had a closed mind) and moved to the public gallery in order to speak as a local ward member.

It was noted that the application had been subject to a site visit on Monday 11th September 2017 and that a further letter had been received from one of the objectors.

Councillor C. Thomas spoke on behalf of the objector and Councillor M. Davies spoke as a local ward member. He left the Chamber when the Committee considered the application. The applicant, who had been advised, had declined the opportunity to speak.

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: CW2;
- (iii) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority.

5. CODE NO. 17/0550/FULL - BRYNDERWEN, 30 BRYN ROAD, BLACKWOOD

Following consideration of the application it was moved and seconded that subject to an amendment to condition (04), the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to an amendment to condition (04) and to the conditions contained in the Officer's report this application be granted;

Amended Condition (04)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the windows on the eastern elevation (closest to No. 32 Cefn Road) and on the **southern** elevation (closest to No. 28 Cefn Road) shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.

REASON: In the interests of residential amenity.

- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is

relevant to the conditions of the permission: CW2;

- (iii) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority;
- (iv) the applicant be advised that any development that involves work to a party boundary may require an agreement under the Party Wall Act. This planning permission is issued having regard to the land ownership certificate submitted by the applicant.

6. CODE NO. 17/0668/FULL 88 ST DAVIDS WAY, WATFORD, CAERPHILLY

Councillor J.E. Fussell declared an interest (as applicant is known to him) and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations) be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
<https://www.gov.uk/government/publications/building-on-or-within-the-influencingdistance-of-mine-entries>.

7. ITEMS FOR INFORMATION

The following items were received and noted: -

- (1) Applications determined by delegated powers;
- (2) Applications which are out of time/not dealt with within 8 weeks of date of registration;
- (3) Applications awaiting completion of a Section 106 Agreement;
- (4) Appeals outstanding and decided - it was reported that since the preparation of the report, the appeal in relation to 17/3173196 - Land at Wood Field Park Lane, Penmaen had been allowed and planning permission granted.

The meeting closed at 5.36 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 11th October 2017, they were signed by the Chair.

CHAIR