



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 18TH JULY 2018 AT 5:00PM

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#### PRESENT:

Councillor M. Adams - Chair  
Councillor W. David - Vice-Chair

#### Councillors:

C. Andrews, M. Davies, R.W. Gough, B. Miles, J. Ridgewell, J. Taylor, A. Whitcombe, R. Whiting and T.J. Williams.

#### Together with:

T. Stephens (Development Control Manager), Lisa Lane (Solicitor), C. Powell (Principal Planner), Chris Boardman (Principal Planner), Ruth Amundson (Principal Planner), A. Pyne (Senior Planner), L. Rowley (Senior Planner), M. Noakes (Senior Engineer, Highway Planning), C. Campbell (Manager, Transport Engineering), M. Godfrey (Senior Environmental Health Officer), and K. Houghton (Senior Committee Services Officer).

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs E.M. Aldworth, A. Angel, J. Bevan, J.E. Fussell, A.G. Higgs, Mrs G.D. Oliver, J. Simmonds,

#### 2. DECLARATIONS OF INTEREST

Declarations of interest were received at the start of the meeting as follows: Councillors R. Whiting (Agenda Item No. 9 – 18/0409/FULL), M. Davies (Agenda Item No. 7 – 18/0429/FULL) and Mr M. Noakes (Agenda Item No. 10 - 18/0374/FULL). Details are minuted with the respective items.

#### 3. MINUTES – 20TH JUNE 2018

Councillor J. Taylor requested a correction to the minutes. He is noted as present in the minute however his apologies were given for the meeting.

It was moved and seconded that, subject to the aforementioned correction, the minutes of the meeting held on the 20th June 2018 be agreed as a correct record and by a show of hands this was unanimously agreed.

RESOLVED that subject to the aforementioned correction the minutes of the Planning Committee held on 20th June 2018 (minute nos. 1-16) be approved and signed as a correct record.

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - NORTH AREA.**

**4. PREFACE ITEM CODE NO. 17/1033/FULL - LAND AT GRID REF 317269 196829 CORONATION ROAD, EAST LANE, BLACKWOOD**

The Principal Planning Officer informed the Committee that an amendment was required to Condition 2 in order to ensure that the development is carried out only as approved by the Local Planning Authority.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's original report, along with the aforementioned amended Condition 2, be approved and by a show of hands and in noting, there was 1 against and 0 abstentions, this was agreed by the majority present.

RESOLVED that :-

- (i) Subject to the conditions contained within the Officer's original report and the amendment to Condition 2, this application be granted.

**Amended Condition 2:**

The development shall be carried out in accordance with the following approved plans and documents:

Drawing Number: S.7544-200, One way system proposals to existing lane at rear of Coronation Road/Gordon Road (excluding proposed 1m footway shown) received 07.02.2018;

Site Location Plan received 30.11.2017;

Drawing: 2000-041, Proposed Elevations (2 person 1 bed flat) received 30.11.2017;

Drawing: 2000-042 Rev. A, Proposed Floor plans (Plots 3-5) received 15.06.2018;

Drawing: 2000-043, Proposed Floor plans (Plots 6&7) received 30.11.2017;

Drawing: 2000-044 Rev. A, Proposed Elevation (Plots 3-5) received 15.06.2018;

Drawing: 2000-045, Proposed Elevation (Plots 6&7) received 30.11.2017;

Drawing: 2000-050, Proposed Site Plan received 30.11.2017.

**Reason:**

To ensure that the development is carried out only as approved by the Local Planning Authority

- (ii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: Policies CW2, CW3 and CW11.

**5. CODE NO. 18/0318/RET - 2 LABURNUM HOUSES, ST DAVID'S AVENUE, WOODFIELD SIDE, PONTLANFRAITH**

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

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application be granted.
- (ii) The applicant be advised of the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of this permission: CW2

**6. CODE NO. 18/0393/FULL – 20 FFLORENS ROAD, TROWEN, NP11 3ED**

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

RESOLVED that: -

- (i) Subject to the conditions contained within 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 this 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](http://www.gov.uk/government/organisations/the-coal-authority).

- (iv) The applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February.

Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

- (v) Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

**7. CODE NO. 18/0429/FULL – LAND AT GRID REF 319863 198707 PLEASANT VIEW, SOUTH LANE, CROESPENMAEN**

Councillor M. Davies declared an interest in that a family member lives on South Lane. As he was unable to take part in this item, the Committee was inquorate and therefore unable to make a decision on this application. The application was deferred without discussion to the next meeting of the Planning Committee.

RESOLVED that the application be deferred to the next meeting of the Planning Committee.

**8. CODE NO. 18/0408/LA – LAND AT GRID REF 311486 207255 THE LAWNS INDUSTRIAL ESTATE, RHYMNEY**

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

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application be granted.
- (ii) The applicant be advised of the attached (to the agenda report) comments of Dwr Cymru/Welsh Water, Glamorgan Gwent Archaeological Trust, The Coal Authority, and Senior Engineer (Land Drainage).
- (iii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: Policies CW2 and CW3.

**9. CODE NO. 18/0409/FULL – LAND AT GRID REF 324887 190651 HOLLY ROAD, TY SIGN, RISCA**

Councillor R Whiting declared an Interest in that he was a former trustee of Channel View Community Centre and he left the Chamber while the application was discussed.

Mr S Ransome spoke in objection and Mr G. Tamswell in support of the application.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands and in noting there was 1 against and 0 abstentions this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report this application be granted.
- (ii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3, CW7 and CW8.
- (iii) The applicant be advised of the attached comments of Dwr Cymru/Welsh Water.
- (iv) The applicant be advised of the attached comments of The Council's Tree Officer.

- (v) The applicant be advised of the attached the comments of Senior Engineer (Land Drainage).

**10. CODE NO. 18/0374/FULL – PONTLLANFRAITH YOUTH CENTRE AND CYBER CAFÉ, SIR IVOR ROAD, POLLANFRAITH, NP12 2JH**

Mr M. Noakes declared an Interest in that he is friends with the applicant and he left the Chamber while the application was discussed.

The Committee received an update in relation to the application and due to the information provided the Development Control Manager sought approval to be given powers to determine the application under delegated powers. By a show of hands this was unanimously agreed.

RESOLVED that the Development Control Manager be given powers to determine the application under delegated powers.

**11. CODE NO. 17/0973/FULL – GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, CF82 8FY**

Ms H. Weyman spoke in objection and Mr J. Ayoubkhani (the applicant's agent) spoke in support of the application.

It was noted that a site visit took place on Monday 16th July 2018.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands and in noting there was 5 against and 1 abstention, the motion was declared lost.

A further motion was then moved and seconded that the application be deferred for a further report for reasons for refusal based on inadequate peat mitigation measures, inadequate noise and dust mitigation measures considering the distance of the bund from operations and this application being too much of a deviation from the original planning consent. By a show of hands and in noting, there was 1 against and 3 abstentions, this was agreed by the majority present.

RESOLVED that the application be deferred for a further report for reasons for refusal based on inadequate peat mitigation measures, inadequate noise and dust mitigation measures considering the distance of the bund from operations and this application being too much of a deviation from the original planning consent.

**PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA.**

**12. PREFACE ITEM CODE NO. 18/0123/FULL – LAND AT GRID REF 321036 188882, RHYD Y GWERN LANE, SOUTH CLOS, TREFEDDYG, MACHEN**

The Senior Planning Officer informed the Committee of Welsh Government's decision to dis-apply paragraph 6.2 of TAN 1 and provided updated information on the housing land supply.

Following consideration of the application it was moved and seconded that the application be refused and by a show of hands and in noting there was 1 against and 0 abstentions this was agreed by the majority present.

RESOLVED that for the reasons as set out in the Officer's preface report this application was refused.

**13. CODE NO. 18/0168/FULL – 37 HILLSIDE TERRACE, BEDWAS, CF83 8AJ**

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

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application be granted.
- (ii) The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2 and SP6.
- (iii) The applicant be advised of the attached comments of the Council's Ecologist.
- (iv) 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](http://www.gov.uk/government/organisations/the-coal-authority).

**14. CODE NO. 18/0073/RET – UNIT 1, NANT COUR, GLENVIEW TERRACE, LLANDBRADACH, CF83 3RX**

It was noted that a site visit took place on Monday 16th July 2018.

Following consideration of the application and the additional conditions outlined by the Principal Planning Officer it was moved and seconded that the recommendation contained in the Officer's report, be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report and the following additional conditions, this application be granted.

**Additional Condition 4:**

Within one month of the date of this consent arrangements for the storage, collection and disposal of commercial waste and tyres shall be submitted for the written approval of the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme.

**Reason:**

In the interest of public health.

**Additional Condition 5:**

Within one month of the date of this consent a scheme showing traffic management measures, which shall include an 'in and out' access system, shall be submitted for the written approval of the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme.

**Reason:**

In the interest of highway safety.

**Additional Condition 6:**

The use hereby granted shall be for a limited period being the period of 24 months from the date of this consent.

**Reason:**

In order to fully assess the impact of the development in the interests of public health and highway safety.

**Additional Condition 7:**

The development shall at all times be operated in accordance with the site layout plan AL(90)01 Rev C and no tyre fitting or associated activities shall be carried out on any part of the site other than on that identified for that purpose.

**Reason:**

In the interests of residential amenity.

- (ii) The applicant is advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3.
- (iii) The applicant is 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](http://www.gov.uk/government/organisations/the-coal-authority)

**15. CODE NO. 18/0324/RET – LAND AT GRID REF 310215 195221 PONTPRIDD ROAD, NELSON.**

It was noted that a site visit took place on Monday 16th July 2018.

Following consideration of the application and the three additional conditions outlined by the Principal Planning Officer it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report and the following additional conditions this application be granted;

**Additional Condition 8:**

Notwithstanding the submitted plans, a scheme shall be submitted to and agreed in writing with the Local Planning Authority which sets back the existing gates a minimum of 12m from the back edge of the footway, to enable horseboxes and towed horse trailers to stand clear of the highway on entering the site. The gates shall be set back in accordance with the agreed scheme within 3 calendar months from the date of this consent.

**Reason:**

In the interests of highway safety.

**Additional Condition 9:**

Notwithstanding the submitted plans, details shall be submitted to and approved in writing with the Local Planning Authority which identifies a parking and turning area within the curtilage of the site, to enable all visiting vehicles to

both enter and leave the site in a forward gear. Such provision shall be completed in accordance with the agreed details, in materials to be agreed with the Local Planning Authority, within 3 calendar months from the date of this consent, and shall be maintained thereafter free of obstruction for the parking and turning of motor vehicles only.

**Reason:**

In the interests of highway safety.

**Additional Condition 10:**

The first 10m of the proposed access shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc is not carried on to the public highway.

**Reason:**

In the interests of highway safety.

- (ii) The applicant be advised of the attached comments of Natural Resources Wales
- (iii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: SP6, CW15, CW2, CW3, CW4.
- (iv) 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](http://www.gov.uk/government/organisations/the-coal-authority).

## 16-19. 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.

The meeting closed at 19.53pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 15th August 2018, they were signed by the Chair.

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CHAIR