



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 12TH AUGUST 2020 AT 2:00PM**

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#### **PRESENT:**

Councillor M. Adams - Chair  
Councillor A. Whitcombe - Vice-Chair

#### **Councillors:**

Mrs E.M. Aldworth, C. Andrews, A. Angel, J.E. Fussell, R.W. Gough, A.G. Higgs, A. Hussey, J. Ridgewell, J. Simmonds, J. Taylor, R. Whiting and T.J. Williams

Councillor Mrs E. Stenner (Cabinet Member Finance, Performance and Planning)

#### **Together with:**

Officers: R. Kyte (Head of Regeneration and Planning), C. Campbell (Transportation Engineering Manager), C. Boardman (Senior Planner), M. Davies (Team Leader South, Planning), G. Mumford (Acting Senior Environmental Health Officer), A. Pyne (Senior Planner), A. Vick (Senior Engineer), M. Woodland (Senior Solicitor) and R. Barrett (Committee Services Officer)

#### **MINUTE SILENCE**

The Chair expressed his condolences to Councillor David Harse on the recent loss of his wife Betty, and asked all those present to observe a minute's silence as a mark of respect.

#### **1. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors J. Bevan, M. Davies, D.T. Hardacre, B. Miles and G.D. Oliver.

#### **2. DECLARATIONS OF INTEREST**

There were no declarations received at the commencement or during the course of the meeting.

#### **3. MINUTES – 8TH JULY 2020**

The Chair requested a correction to the list of the attendees, in that R. Tranter (Monitoring Officer) be recorded as attending instead of M. Woodland (Solicitor). He also asked that in relation to Minute Number 4, it be recorded that Councillor A. Whitcombe took the Chair for

Agenda Item 4 (as Councillor M. Adams had declared an interest and left the meeting for this item) and Councillor Adams resumed the position of Chair for Agenda Item 5 onwards.

Subject to the aforementioned corrections, it was moved and seconded that the minutes of the meeting held on the 8th July 2020 be agreed as a correct record and by a show of hands-up this was unanimously agreed.

RESOLVED that subject to the aforementioned corrections, the minutes of the Planning Committee held on 8th July 2020 (minute nos. 1-7) be approved as a correct record.

**4. CODE NO. 19/0428/FULL - THE BARN, GELLI GYNNES FARM, OAKDALE GOLF COURSE LANE, OAKDALE, BLACKWOOD, NP12 0NF**

Councillor A. Whitcombe did not take part in the vote for this item as he had not been present for the whole debate.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and in noting there were 13 For, 0 Against and 0 Abstentions this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officers report and the following additional condition this application be GRANTED;

Additional Conditional (08)

Prior to first occupation of the dwellings hereby approved, the turning head as shown on Drawing No. RB/SLJ A1 received 16.05.2019 shall be completed in materials as approved in writing by the Local Planning Authority. The turning head shall be kept clear to serve the development at all times for the lifetime of the development.

Reason

In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 – adopted November 2010.

- (ii) The applicant be advised that SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT

From 7<sup>th</sup> January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring that all new developments of more than one house or where the construction areas is of 100m<sup>2</sup> or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511

Email: [drainage@caerphilly.gov.uk](mailto:drainage@caerphilly.gov.uk)

Website: [www.caerphilly.gov.uk/sab](http://www.caerphilly.gov.uk/sab)

- (iii) The applicant be advised of the comments of Dwr Cymru/Welsh Water and the Council's Ecologist.

**5. CODE NO. 20/0139/LA - LAND AT TWYN PRIMARY SCHOOL PLAYING FIELD, SOUTHERN STREET, CAERPHILLY.**

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and in noting there were 14 For, 0 Against and 0 Abstentions 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 they should liaise with the Authority's Traffic Management Section in order to discuss and (if required) instigate, and fund as necessary, the process to make any agreed alterations to the Traffic Regulation Order which fronts the site. The alterations (if deemed necessary by the Traffic Management Section) shall be made prior to the proposed new building's occupation.
- (iii) 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 considered that the building over or within influencing distances of a mine entry should wherever possible be avoided. In exceptional circumstances where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed within regulatory bodies which takes into account all of the relevant safety and environmental risk factors, including gas and mine-water. The applicant's 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-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts or adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com) or similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is 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 SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT

From 7<sup>th</sup> January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring that all new developments of more than one house or where the construction areas is of 100m<sup>2</sup> or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

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The meeting closed at 2.55pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 16th September 2020.

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CHAIR