



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 7TH OCTOBER 2020 AT 5:00 PM

PRESENT:

Councillor R. Saralis - Chair

Councillors:

M. Adams, E.M. Aldworth, C. Andrews, A. Angel, J. Bevan, M. Davies, R.W. Gough, L. Harding, A.G. Higgs, A. Hussey, B. Miles, G. Oliver (by telephone), J. Simmonds, J. Taylor, A. Whitcombe, T.J. Williams

Councillor S. Morgan (Deputy Leader and Cabinet Member for Economy and Enterprise)

Together with:

M. Woodland (Senior Solicitor) R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Area Principal Planner), A. Pyne (Principal Planner), J. Cooke (Planning Officer), C. Campbell (Transportation Engineering Manager), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader, Pollution Control), R. Barrett (Committee Services Officer)

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J.E. Fussell and D.T. Hardacre.

2. DECLARATIONS OF INTEREST

Councillor A. Whitcombe confirmed that he had sought advice prior to the meeting in relation to Agenda Items 6 and 7 and been advised there was no requirement to declare an interest.

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

3. MINUTES – 16TH SEPTEMBER 2020

It was moved and seconded that the minutes of the meeting held on the 16th September 2020 be agreed as a correct record and by a show of hands-up this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 16th September 2020 (minute nos. 1-9) be approved as a correct record.

4. PREFACE ITEM CODE NO. 20/0577/RET - 1 KINGSWOOD CLOSE, HENGOED, CF82 7LU

Following consideration of the application it was moved and seconded that subject to an amended condition to reflect the revised drawings received on 28.09.2020 as set out in the preface report, and the conditions contained in the Officer's original report, the recommendation for granting contained in the Officer's report be approved and in noting there were 17 For, 0 Against and 0 Abstentions this was unanimously agreed.

RESOLVED that:-

- (i) Subject to the conditions contained in the Officer's original report and the following amended condition this application be GRANTED;

Amended Condition (02)

Site Location Plan received on 14.07.2020;

Dwg No. 1 of 6 Proposed Block Plan received on 28.09.2020;

Dwg No. 3 of 6 Proposed Rear Elevation received on 28.09.2020;

Dwg No. 4 of 6 Proposed Rear Elevation with Obscurely Glazed Privacy Screens received on 28.09.2020; and

Dwg No. 6 of 6 Proposed Side Section received on 28.09.2020.

Reason

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

- (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 reports 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. 20/0517/COU - 1 LON-Y-TWYN, CAERPHILLY, CF83 1NW

Dr P. Brown and Councillor C. Elsbury spoke on behalf of local residents in objection to the application, and Mr D. Green the Applicant's Agent spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to the conditions contained within the Officer's report the recommendation contained in the Officer's report be approved and in noting there were 10 For, 6 Against and 0 Abstentions this was agreed by the majority present.

It was noted that due to technical difficulties, Councillor G. Oliver (who was participating by telephone) had been unable to state her vote.

RESOLVED that:-

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

- (ii) The applicant be advised of the comments of the Council's Head of Public Protection attached to the report.

6. CODE NO. 20/0634/COU - Y FRON, MOUNTAIN VIEW, PWLLYPANT, CAERPHILLY, CF83 3HW

The Principal Planner advised Members that references in the report to Brooklands were intended to reference a property known as Broadlands.

Councillor C. Mann spoke on behalf of local residents in objection to the application, and Miss E. Harding the Applicant's Agent spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to the conditions contained within the Officer's report together with amended and additional conditions in relation to landscaping and materials to be used, the recommendation contained in the Officer's report be approved and in noting there were 12 For, 4 Against and 0 Abstentions this was agreed by the majority present.

It was noted that due to technical difficulties, Councillor G. Oliver (who was participating by telephone) had been unable to state her vote.

RESOLVED that:-

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

Additional Condition (07)

Prior to the commencement of the extension a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the beneficial occupation of the extension hereby permitted. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason

In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Amended Condition (03)

Notwithstanding the submitted plans, prior to the construction of the external surfaces of the extension hereby approved details of the type and extent of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of the visual amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- (ii) 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 reports 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.

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

From 7th 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 100m² 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

Website: www.caerphilly.gov.uk/sab

- (iv) The applicant be advised that 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.
- (v) The applicant be advised of the comments of the Council's Senior Engineer (Land Drainage) attached to the report.

7. CODE NO. 20/0636/COU - 17 HIGH STREET, RHYMNEY, TREDEGAR, NP22 5NB

Due to technical issues where several Members were unable to clearly view the plans contained in the Officer's presentation, it was moved and seconded that the application be deferred to the next meeting of the Planning Committee, and in noting there were 12 For, 3 Against and 0 Abstentions this was agreed by the majority present.

RESOLVED that for the reasons set out at the meeting, the application be DEFERRED to the next meeting of the Planning Committee on 4th November 2020.

8. ANNOUNCEMENT

Before the conclusion of the meeting, Councillor A. Whitcombe advised Members that he had recently tendered his resignation as Vice-Chair of the Planning Committee, as he felt this conflicted with his new role as Chair of the Housing and Regeneration Scrutiny Committee. He expressed his gratitude to Planning Officers and Committee Members for their patience and support during his brief tenure in a role he had thoroughly enjoyed. In turn, the Chair thanked Councillor Whitcombe for his valuable service as Vice-Chair of the Committee.

The meeting closed at 7.38 pm

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 4th November 2020.

CHAIR