



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 8TH SEPTEMBER 2021 AT 5:00 PM

#### PRESENT:

Councillor R. Saralis – Chair  
Councillor Mrs E.M. Aldworth - Vice-Chair

#### Councillors:

C. Andrews, M. Davies, N. Dix, J. Fussell, R.W. Gough, L. Harding, A. Higgs, A. Hussey,  
J. Ridgewell, J. Taylor

Cabinet Member: Councillor A. Whitcombe (Sustainability, Planning and Fleet)

#### Together with:

M. Woodland (Senior Solicitor), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), A. Pyne (Principal Planner), E. Rowley (Area Senior Planner), C. Lamnea (Planning Enforcement and CIL Monitoring Officer), P.J. Harris (Senior Arboricultural Officer), C. Campbell (Transportation Engineering Manager), J. Hobbs (Senior Engineer), R. Barrett (Committee Services Officer), M. Harris (Committee Services Support Officer)

#### RECORDING AND VOTING ARRANGEMENTS

The Chair reminded those present that the meeting was being recorded and would be made available following the meeting via the Council's website – [Click Here to View](#). Members were advised that voting on decisions would be taken via Microsoft Forms.

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors M. Adams, J. Bevan, B. Miles and J. Simmonds, together with M. Godfrey (Environmental Health).

#### 2. DECLARATIONS OF INTEREST

There were no declarations received at the commencement of the meeting.

Prior to consideration of [Agenda Item No. 4 \(Land At Grid Ref 315195 191134, Wingfield Crescent East Lane, Llanbradach, Caerphilly\)](#), Councillor R. Gough sought advice from the Senior Solicitor on whether he was required to declare an interest. Further details are minuted with the respective item.

### 3. MINUTES – 11TH AUGUST 2021

It was moved and seconded that the minutes of the meeting held on the 11th August 2021 be agreed as a correct record and by way of Microsoft Forms (and in noting there were 9 for, 0 against and 2 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee held on 11th August 2021 (minute nos. 1-6) be approved as a correct record.

Councillors E.M. Aldworth and A. Hussey wished it noted that they had abstained from voting on the minutes as they had not been present at the last meeting.

### 4. APPLICATION NO. 20/1073/FULL - LAND AT GRID REF 315195 191134, WINGFIELD CRESCENT EAST LANE, LLANBRADACH, CAERPHILLY.

Prior to consideration of Agenda Item 4, Councillor R. Gough referred to correspondence and comments received from a local resident in relation to this application, and in providing clarification around the circumstances of a previous site visit which he attended as a member of the Planning Committee, sought advice from the Senior Solicitor on whether he was required to declare an interest. Following confirmation from Councillor Gough that he had an open mind regarding the application, it was established that there was no requirement for him to declare an interest on this occasion.

The Planning Case Officer presented the application and verbally updated members on Planning Policy comments received in respect of Policy CW7. It was confirmed in the accompanying report that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 11.

Following consideration of the application it was moved and seconded that subject to the conditions contained within the Officer's report, and including an amendment to Condition 21 to insert the following wording "*Notwithstanding the submitted plans*", the recommendation in the Officer's report be approved. By way of Microsoft Forms (and in noting there were 12 for, 0 against and 0 abstention) this was unanimously agreed.

RESOLVED that:-

- (i) the application be deferred to allow the applicant to enter into a Section 106 Agreement as set out in the Officer's report and on completion of the Agreement that planning permission be GRANTED subject to the conditions contained in the Officer's report and the following amended condition;

Amended Condition (21)

Notwithstanding the submitted plans, prior to the commencement of the development (excluding site clearance works) a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting, car parking and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details and the approved car parking shall be implemented prior to the occupation of the development and thereafter kept available for parking purposes at all times.

Reason

In the interests of highway safety in accordance with policy CW3 of the

adopted Caerphilly County Borough Local Development Plan up to 2021

- (ii) 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 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 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](#).
- (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).

## **5. TREE PRESERVATION ORDER 91 (2021) - LAND WITHIN THE CURTILAGE OF 60 PARK ROAD, BARGOED**

The Senior Arboricultural Officer presented the report which recommended the confirmation of a Tree Preservation Order (TPO) with no amendments at 60 Park Road, Bargoed.

Mr G. James (local resident) spoke in objection to the Tree Preservation Order and Mr T. Williams (applicant/landowner) spoke in support of the Tree Preservation Order.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved, and by way of Microsoft Forms (and in noting there were 9 for, 1 against and 2 abstentions) this was agreed by the majority present.

RESOLVED that Tree Preservation Order 91 (2021) be confirmed with no amendments.

Councillor A. Hussey abstained from voting as he lost connection during the item and was not present for the whole of the debate.

The meeting closed at 6.14 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 13th October 2021.

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CHAIR