



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 23RD MARCH 2022 AT 5:00 PM**

#### **PRESENT:**

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

#### **Councillors:**

M. Adams, M. Davies, N. Dix, J. Fussell, R.W. Gough, L. Harding, A. Hussey, B. Miles,  
J. Ridgewell, J. Simmonds, J. Taylor

#### **Together with:**

R. Tranter (Head of Legal Services and Monitoring Officer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Area Principal Planner), J. Waite (Principal Planner), M.W. Jones (Planning Officer), C. Campbell (Transportation Engineering Manager), M. Noakes (Principal Engineer), L. Cooper (Assistant Engineer), A. Vick (Senior Engineer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), C. Lamnea (Planning Enforcement and CIL Monitoring Officer), C. Boardman (Development Manager), N. Taylor-Williams (Head of Housing), J. Roberts-Waite (Strategic Coordination Manager), S. Wilcox (Project Manager), R. Barrett (Committee Services Officer), M. Afzal (Committee Services 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 C. Andrews, J. Bevan and A. Higgs, together with Councillor A. Whitcombe (Cabinet Member for Sustainability, Planning and Fleet)

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

There were no declarations of interest received at the commencement or during the course of the meeting. Prior to consideration of [Agenda Item No. 3 Application No. 22/0046/COU](#), Councillor J. Simmonds sought advice on whether he was required to declare an interest as the applicant is known to him. Further details are minuted with the respective item.

**3. APPLICATION NO. 22/0046/COU - 25 CEDAR ROAD, TRINANT, NEWPORT, NP11 3JW**

Prior to consideration of this item, Councillor J. Simmonds sought advice as the applicant is known to him as he operates a similar establishment in his ward. On receiving advice from the Monitoring Officer, Councillor Simmonds decided that there was no need to declare an interest on this occasion.

The Planning Case Officer presented the application, with it 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.

Councillor C. Thomas spoke on behalf of local residents in objection to the application, and Mr G. Pesticcio (Applicant) spoke in support of the application.

Following consideration of the application it was moved and seconded that the application be deferred to a future meeting for a further report with draft reasons for refusal based on a lack of need for this type of development and the loss of the use of the property as a family home. The motion then proceeded to a vote, with it noted that a yes vote would signify refusal of the application and a no vote would signify granting of the application.

By way of Microsoft Forms (and in noting there were 5 for, 8 against and 0 abstentions) the motion to defer for refusal was declared lost and it was therefore

RESOLVED that subject to the conditions contained in the Officer's report, the application be GRANTED.

**4. APPLICATION NO. 21/1192/OUT - LAND AT GRID REF 318082 197935, CENTRAL AVENUE TO GROVESIDE ROAD, OAKDALE**

The Planning Case Officer presented the application, with it 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 in the Officer's report, the recommendation in the Officer's report be approved. By way of Microsoft Forms (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 Officer's report, the application be GRANTED;
- (ii) Notification of initiation of development and display of notice:

The application be advised of the need to comply with their duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the

like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
  - (b) legible and easily visible to the public without having to enter the site; and
  - (c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it;
- (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 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)

- (iv) The applicant/developer be advised that a revised and updated Aboricultural Impact Assessment, Tree Protection Plan and Aboricultural Method Statement will need to be submitted with the reserved matters application;
- (v) The applicant/developer be advised that the ground gas monitoring undertaken (frequency/duration) does not comply with Table 5.5a and 5.5b within Ciria 665 2007. As such, further monitoring will be required as part of further site investigation works;
- (vi) The applicant/developer be advised that a Materials Management Plan in accordance with the current CL:AIRE protocol will need to be submitted as part of a remediation strategy to ensure that any site won material intended

to be utilised from areas of potential asbestos contamination is appropriately managed and dealt with accordingly.

- (vii) The applicant/developer be advised that biodiversity conservation and enhancement measures should be considered at reserved matters stage including the following:
- the use of native species and local provenance in the landscaping scheme;
  - diverse species mixes for open/amenity areas of grassland, with an appropriate management plan;
  - landscaping to include rich-in-diversity boundaries such as hedgerows or tree lines;
  - refugia/nesting site for birds, bats and hedgehog throughout the development (minimum 25 bird boxes; to incorporate at least 3 No. 3-chamber sparrow terrace boxes, note that a 3-chamber box will count as 3 boxes in the total count);
  - provision of refugia such as deadwood/log piles etc; and
  - 100mm high continuous gaps under all fence panels.

**5. APPLICATION NO. 21/1226/OUT - TY DARREN HOME FOR THE ELDERLY, CROMWELL ROAD, RISCA, NEWPORT, NP11 6HF**

The Planning Case Officer presented the application, with it 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 in the Officer's report, the recommendation in the Officer's report be approved. By way of Microsoft Forms (and in noting there were 13 for, 0 against and 0 abstentions) this was unanimously agreed.

- (i) subject to the conditions contained in the Officer's report, the application be GRANTED;
- (ii) Notification of initiation of development and display of notice:

The application be advised of the need to comply with their duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

### Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
  - (b) legible and easily visible to the public without having to enter the site; and
  - (c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it;
- (iii) Warning: A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require a EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or via [Link to Natural Resources Wales website](#)

- (iv) 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:

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

- (v) The applicant/developer be advised that the landscaping scheme provided at reserved matters stage should incorporate native species and planting for the benefit of local wildlife, including reptiles and nesting birds;
- (vi) The applicant/developer be advised that prior to the demolition of any structures on site that an Asbestos Survey is conducted to identify and appropriately dispose of any ACM in accordance with the Control of Asbestos Regulations 2012. Failure to do this could result in the contamination of the site.
- (vii) 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](#);
- (viii) The applicant/developer be advised of the need to prepare and implement a flood management plan as recommended within the submitted Drainage Strategy and Flood Consequences Assessment Addendum Letter (dated 3rd February 2022).

The meeting closed at 6.16 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 April 2022.

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CHAIR