



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 13TH SEPTEMBER 2023 AT 5:00 PM

PRESENT:

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

Councillors:

R. Chapman, N. Dix, G. Ead, J. Fussell, A. Hussey, B. Miles, M. Powell, J. Simmonds and J. Taylor.

Cabinet Member: Councillor P. Leonard (Planning and Public Protection).

Together with:

V. Julian (Senior Lawyer), R. Kyte (Head of Regeneration and Planning), C. Powell (Team Leader Development Management), J. Simmons (Planning and Enforcement Officer), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader - Pollution Control), E. Braithwaite (Student Planner) and S. Hughes (Committee Services Officer).

RECORDING, FILMING AND VOTING ARRANGEMENTS

The Chair reminded those present that the meeting was being live-streamed and 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 were received from Councillors M. A. Adams, A. Angel, A. Whitcombe, S. Williams and K. Woodland.

2. DECLARATIONS OF INTEREST

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

3. **PLANNING COMMITTEE HELD ON 16TH AUGUST 2023**

It was moved and seconded that the minutes of the meeting held on the 16th August 2023 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 7 for, 0 against and 3 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 16th August 2023 (minute nos. 1-4) be approved as a correct record.

4. **APPLICATION NO. 23/0451/COU - 54-56 QUEENS ROAD, ELLIOT'S TOWN, NEW TREDEGAR, NP24 6DZ**

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 N. Dix advised the Committee that as he had not been present for the whole of the debate, he would not take part in the vote.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 10 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) The applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the [Coal Authority Policy](#) in relation to new development and mine entries.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for 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.

If any 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](#).

- (iii) The applicant be advised that the following advice notes have been requested via consultation with Environmental Health:
1. A sink which is provided with hot and cold water and connected to the mains drainage is required for cleaning purposes. This sink must be separate to that of the WC hand wash basin. Reason - to safeguard public health.
 2. An adequate number of WC's (including where necessary urinals) and hand wash basin must be provided for staff use. These must be connected to the mains drainage system. The hand wash basin must be provided with a supply of hot and cold (or suitably mixed) water. The WC cubicle(s) must be adequately ventilated by a natural or mechanical means. An intervening space must be provided between the WC and any food rooms. Reason - to safeguard public health.
 3. The applicant shall take note that the premises may require registration as a food business in accordance with the provisions of Regulation (EC) No. 852/2004 on the Hygiene of Foodstuffs, Article 6(2). The premises must also comply with the general hygiene requirements contained within ANNEX II of this Regulation, prior to becoming operational.
 4. Gas fired appliances must be installed by a competent Gas Safe engineer. A certificate or report should be provided by the Gas Safe engineer to show they are in a safe, operable condition. Reason - To safeguard the residential amenity. Reason - To safeguard the residential amenity.
 5. Electrical works must be undertaken by a competent person. A written report or certificate must be provided by the competent person to show the works have been completed and the electrical installation and equipment are safe for use.
 6. Each bedroom will require an escape window - 'The current plans show that the bedrooms on the first-floor exit in to a lounge area that contains a cooking appliance, this can compromise the escape route in the event of a fire (which would most likely start there). So we would want to see an escape window in the bedrooms, or a kitchen fire door to separate it off'.
 7. Additional smoke detectors may be required in the residential flat.

The meeting closed at 5.13 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 11th October 2023, they were signed by the Chair.

CHAIR