



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 8TH NOVEMBER 2023 AT 5:00 PM

PRESENT:

Councillor Mrs E. M. Aldworth – Vice Chair (Presiding)

Councillors:

M. A. Adams, A. Angel, R. Chapman, N. Dix, G. Ead, J. Fussell, A. Hussey, B. Miles, M. Powell, J. Taylor, S. Williams, A. Whitcombe and K. Woodland.

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

Together with:

V. Julian (Senior Lawyer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Team Leader Development Management), A. Pyne (Principal Planner), H. Winsall (Principal Planner), L. Cooper (Assistant Engineer), J. Hobbs (Principal Engineer), M. Godfrey (Team Leader - Pollution Control) and S. Hughes (Committee Services Officer).

Also present to speak on applications:

Agenda Item 4 – Councillor A. Gair (Local Ward Member) and J. Ayoubkhani (Agent).
Agenda Item 6 – Councillor S. Kent (Local Ward Member) and J. Cocks (Applicant).

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 R. Saralis (Chair) and J. Simmonds.

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 11TH OCTOBER 2023**

It was moved and seconded that the minutes of the Planning Committee meeting held on the 11th October 2023 be agreed as a correct record. By way of Microsoft Forms and verbal confirmation (and in noting there were 13 for, 0 against and 1 abstention) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 11th October 2023 (minute nos. 1-6) be approved as a correct record.

4. **APPLICATION NO. 22/0567/FULL - GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY**

The Planning Case Officer presented the application, verbally advised members of the response of the Transportation Engineering Manager, 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 A. Gair (Local Ward Member) spoke in objection to the application and J. Ayoubkhani (Agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an additional Condition (09) and the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 8 for, 3 against and 3 abstentions) this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to an additional Condition (09) and the conditions contained in the Officer's report the application be GRANTED.
- (ii) **Additional Condition (09)**

Prior to the importation of any additional material to the site associated with the approved development or within 3 months of the date of this decision (whichever is the earlier) a Construction Traffic Management Plan (CTMP) shall be submitted for the written approval of the Local Planning Authority.

The Construction Traffic Management Plan (CTMP) at a minimum shall include the following:

- Type and number of anticipated vehicles entering/ leaving the site on a daily basis;
- Construction time frame;
- Details of banksman (if required);
- Temporary parking facilities (if required);
- Anticipated haul routes.

The approved Construction Traffic Management Plan (CTMP) shall be adhered to thereafter.

REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- (iii) The applicant be advised that Natural Resources Wales have confirmed that in the event a pollution incident occurs to the receiving watercourse, a water discharge consent will be required.
- (iv) The applicant be advised:
WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area 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

- (v) The applicant be advised of the comments of Natural Resources Wales, Senior Engineer (Drainage), Rights of Way Officer, Chief Fire Officer and Glamorgan Gwent Archaeological Trust that are brought to the applicant's attention.
- (vi) The applicant be advised to consider the comments of the Chief Fire Officer and update their existing fire strategies as appropriate.

5. APPLICATION NO. 23/0503/FULL - LAND SOUTH OF ABINGDON FLOORING LTD., UNIT 1, PARKWAY, PEN-Y-FAN INDUSTRIAL ESTATE, PEN-Y-FAN, NEWPORT, NP11 3XG

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 be approved. By way of Microsoft Forms (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 the application be GRANTED.
- (ii) The applicant be advised:
NOTIFICATION OF INITIATION OF DEVELOPMENT AND DISPLAY OF NOTICE:

You must comply with your 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:

WARNING:

SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area 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 the first 1m in width of the grass verge area, which will need to be crossed in order to form the proposed junction, forms part of the adopted highway. It should be noted that there is a requirement

for the junction works to be undertaken under an appropriate highway agreement.

- (v) The applicant be advised that if the applicant requires a new electricity connection or service alteration, they will need to make a separate application to National Grid.

6. APPLICATION NO. 23/0606/COU - 17 BROOMFIELD STREET, CAERPHILLY, CF83 1FY

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 S. Kent (Local Ward Member) spoke in objection to the application and J. Cocks (Applicant) spoke in support of the application.

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 13 for, 0 against and 1 abstention) this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report the application be GRANTED.
- (ii) The applicant be advised of the comments of the Council's Environmental Health Manager that are brought to the applicant's attention.
- (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](#).

The meeting closed at 6.50 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 13th December 2023, they were signed by the Chair.

CHAIR