



## PLANNING COMMITTEE

### MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 13<sup>TH</sup> DECEMBER 2023 AT 5:00 PM

#### PRESENT:

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

#### Councillors:

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

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

#### Together with:

V. Julian (Senior Lawyer), R. Thomas (Planning Services Manager), A. Pyne (Principal Planner), C. Lamnea (Planning Enforcement and CIL Monitoring Officer), M. Godfrey (Team Leader - Pollution Control), E. Sullivan (Senior Committee Services Officer) and S. Hughes (Committee Services Officer).

Also present to speak on applications:

Agenda Item 4 – K. Allen (Local Resident), Councillor B. Miles (Local Ward Member) and C. Kosaner (Agent).

### 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 J. Fussell, J. Simmonds, J. Taylor and A. Whitcombe.

#### 2. DECLARATIONS OF INTEREST

Councillor B. Miles declared a personal and prejudicial interest in [Agenda Item 4 – Application No. 23/0470/FULL - Land At Grid Ref 310441 193869, Craig-evan-leyshon](#)

Common Road, Llanfabon, Nelson, as she had predetermined the application due to speaking in objection as a local Ward Member. She left the meeting whilst the application was discussed and took no part in the debate or vote. Details are also minuted with the respective item.

### **3. PLANNING COMMITTEE HELD ON 8TH NOVEMBER 2023**

It was moved and seconded that the minutes of the Planning Committee meeting held on the 8<sup>th</sup> November 2023 be agreed as a correct record. By way of Microsoft Forms and verbal confirmation (and in noting there were 11 for, 0 against and 1 abstention) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 8<sup>th</sup> November 2023 (minute nos. 1-6) be approved as a correct record.

### **4. APPLICATION NO. 23/0470/FULL - LAND AT GRID REF 310441 193869, CRAIG-EVAN-LEYSHON COMMON ROAD, LLANFABON, NELSON**

Councillor B. Miles declared a personal and prejudicial interest as she had predetermined the application due to speaking in objection as a local Ward Member. She left the meeting whilst the application was discussed and took no part in the debate or vote.

The Planning Case Officer presented the application, noting that a committee site visit had been held in respect of 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.

K. Allen (Local Resident) and Councillor B. Miles (Local Ward Member) spoke in objection to the application and C. Kosaner (Agent) 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 10 for, 1 against and 0 abstentions) 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 Dwr Cymru/Welsh Water, Natural Resources Wales, Chief Fire Officer, Senior Engineer (Drainage), National Grid that are brought to the applicant's attention.
- (iii) The applicant be advised:  
WARNING:  
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7<sup>th</sup> 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 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 be advised:  
Warning: A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an 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 at [Natural Resources Website](#).

- (v) 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 6.00 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 10<sup>th</sup> January 2024, they were signed by the Chair.

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CHAIR