



**NOTICE OF THE PLANNING COMMITTEE DECISIONS FROM THE MEETING HELD ON  
WEDNESDAY, 10TH JANUARY 2024 AT 5.00 PM.**

## CAERPHILLY COUNTY BOROUGH COUNCIL

<b>NOTICE OF THE DECISIONS FROM THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 10<sup>TH</sup> JANUARY 2024 AT 5.00 P.M.</b>
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### PRESENT:

Councillors: M. A. Adams, E.M. Aldworth (Vice-Chair), A. Angel, R. Chapman, N. Dix, G. Ead, J. Fussell, A. Hussey, B. Miles, M. Powell, R. Saralis (Chair), J. Simmonds, J. Taylor, S. Williams, A. Whitcombe and K. Woodland.

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

Officers: 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), L. Cooper (Assistant Engineer), C. Campbell (Transport Engineering Manager) and E. Sullivan (Senior Committee Services Officer).

The decisions and declarations of interest are set out below. For further details please refer to the relevant report.

ITEM	SUBJECT	DECISION	VOTE
1.	To receive apologies for absence.	Apologies for absence were received from Councillors G. Ead, J. Fussell and S. Williams	N/A
2.	Declarations of Interest.	<p>Councillor A. Whitcombe declared a personal interest only in relation to <u>Agenda Item No. 4 – Application 23/055/FULL – Stately-Albion Ltd, Unit 14, Darren Drive, Prince of Wales Industrial Estate, Abercarn</u>, as Local Ward Member he lives close the proposed development and knows several people who work for the organisation however he felt that the connection was not strong enough to be prejudicial and retained an open mind in relation to the application, as such he would take part in the debate and vote.</p> <p>Councillor K. Woodland also wish to record the declaration of a personal interest in relation to <u>Agenda Item No. 4 - Application 23/055/FULL – Stately-Albion Ltd, Unit 14, Darren Drive, Prince of Wales Industrial Estate, Abercarn</u>, in that his fellow Crumlin Ward Councillor works at the application site, as this was a personal interest only, he would take part in the debate and vote.</p>	N/A
3.	Planning Committee held on 13 <sup>th</sup> December 2023.	RESOLVED that the minutes of the Planning Committee meeting held on 13 <sup>th</sup> December 2023 be approved as a correct record.	9 For 0 Against 2 Abstentions

<p>4.</p>	<p>Application No. 23/0555/FULL - Stately-Albion Ltd, Unit 14, Darren Drive, Prince Of Wales Industrial Estate, Abercarn, Newport, NP11 5AR</p>	<p>It was moved and seconded that subject to amended conditions 3, 10, 12, 13 and 16 and the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms and verbal confirmation this was unanimously agreed.</p> <p>RESOLVED that subject to the amended conditions and conditions contained in the Officer's report, the application be GRANTED.</p> <p><u>Amended Condition 3</u>  Within 3 months of the date of this decision a surface water removal strategy delivering sufficient compensation for the foul flows from the proposed development site shall be submitted for the written approval of the Local Planning Authority. Thereafter no unit hereby approved shall be brought into beneficial use until the approved surface water removal strategy has been implemented in accordance with the approved details and written confirmation of this must be received by the Local Planning Authority.  REASON: To prevent hydraulic overloading of the public sewerage system and pollution of the water environment in accordance with policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.</p> <p><u>Amended Condition 10</u>  Within 3 months of the date of this decision, details of all external and roof mounted plant/machinery associated with the application shall be submitted shall be submitted for the written approval of the Local Planning Authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter these agreed details shall be fully installed prior to the use of each of the units commencing.  REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted</p>	<p>13 For  0 Against  0 Abstentions</p>
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Caerphilly County Borough Local Development Plan up to 2021.

Amended Condition 12

Within 1 month of the date of this decision a Working Method Statement to control the environmental effects of the construction work shall be submitted for the written approval of the Local Planning Authority. The scheme shall include:

- (i) control of noise,
- (ii) control of dust, smell and other effluvia,
- (iii) control of surface water run off,
- (iv) site security arrangements including hoardings,
- (v) proposed method of piling for foundations,
- (vi) construction working hours,
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Amended Condition 13

Within 3 months of the date of this decision or prior to commencement of construction of the building (whichever is the earlier) the following components of a scheme to deal with the risks associated with contamination at the site, shall be submitted for the written approval of the Local Planning Authority.

1. A preliminary risk assessment which has identified:
  - all previous uses,
  - potential contaminants associated with those uses,
  - a conceptual model of the site indicating sources, pathways and receptors,
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information

for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

REASON: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination in the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

Amended Condition 16

Within 1 month of the date of this decision a site wide Construction Environmental Management Plan (CEMP) shall be submitted for the written approval of the Local Planning Authority. The CEMP should include:

General Site Management: details of the construction programme including timetable, details of any further site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any

watercourse or surface drain.

		<p>Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.</p> <p>Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.</p> <p>Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.</p> <p>The development shall be carried out in accordance with the approved CEMP.</p> <p>REASON: A CEMP should be submitted to ensure necessary management measures are agreed and implemented for the protection of the environment during construction in the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.</p>	
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