



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 6TH JULY 2016 AT 5:00PM

PRESENT:

Councillor D.G. Carter - Chair
Councillor W. David - Vice-Chair

Councillors:

M. Adams, J.E. Fussell, Ms. J. Gale, A. Lewis, K. Lloyd, Mrs G.D. Oliver, D. Rees, J. Simmonds, and J. Taylor.

Together with:

T. Stephens (Interim Head of Planning), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), L. Cooper (Engineer, Highway Planning), A. Brown (Environmental Health Officer), C. Powell (Principal Planner), M. Davies (Principal Planner), and E. Sullivan (Democratic Services Officer).

1. CHAIRMAN'S ANNOUNCEMENT

The Chair welcomed Councillor Mrs Gaynor Oliver back to the Planning Committee following her recent surgery and wished her continuing good health.

2. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, D. Bolter, Mrs P. Cook, L. Gardiner, R.W. Gough, C. Hawker, A.G. Higgs, Mrs J. Summers and Mrs E. Stenner.

3. DECLARATIONS OF INTEREST

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

4. MINUTES – 8TH JUNE 2016

RESOLVED that the minutes of the Planning Committee held on 8th June 2016 (minute nos. 1-12) be approved and signed as a correct record.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - NORTH AREA.

5. PREFACE ITEM CODE NO. 15/0563/OUT – LAND AT TY MAWR, TY MAWR FARM LANE, CROESPENMAEN.

Following consideration of the application it was moved and seconded that Reason for Refusal 1 as stated within the Officer's Preface Report be approved and by show of hands and in noting there were 5 for and 5 against the motion was declared lost by the Chairman's casting vote and as such the application was declared granted.

In accordance with rule of Procedure 15.5 Councillors K. Lloyd and A. Lewis wished it recorded that they had voted against the application.

Councillor J. E. Fussell wished it recorded that as he had not present for the whole of the debate he had not taken part in the vote.

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Agreement as set out in the Officer's original report;
- (ii) on completion of the Section 106 Agreement and subject to the conditions contained in the Officer's report this application be granted;
- (iii) the applicant be advised that the following policies in the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission.

6. CODE NO. 15/1276/FULL – PENYFAN LEISURE PARK, MANMOEL ROAD, MANMOEL, BLACKWOOD.

Following consideration of the application it was moved and seconded that the application be refused due to its impact on visual amenity and the accumulative effect of the proposed development, by show of hands and in noting there were 7 against, the motion was declared lost and as such the application was declared granted.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report and the following additional condition this application be granted;

Condition (13)

No development shall take place until an intrusive site investigation has been carried out. The results of the site investigation and methodology used shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

Reason

To ensure the stability of the site.

- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of this permission: CW2;
- (iii) the applicant be advised of the comments of Joint Radio Company Ltd, Rights of Way Officer, Wales and West Utilities, National Air Traffic Services, National Resources Wales, OFCOM, Coal Authority, Ministry of Defence, Senior Engineer (Land Drainage) and Glam/Gwent Archaeological Trust.

7. CODE NO. 16/0462/FULL – BURCOMBE LODGE, WINDY RIDGE, PONTLLANFRAITH, BLACKWOOD.

Following consideration the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2;
- (iii) the applicant be advised that the proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affected the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulation approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-of-mine-entries>.

- (iii) the applicant be advised that 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, digging of 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.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

If any of the 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 at: www.gov.uk/government/organisations/the-coal-authority.

This Informative Note is valid from 1st January 2015 until 31st December 2016.

- (iv) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA.

8. PREFACE ITEM CODE NO. 13/0726/FULL – ROBERT PRICE (BUILDERS MERCHANTS) LTD, 145 PONTYGWINDY ROAD, CAERPHILLY, CF83 3TD.

Following consideration of the application it was moved and seconded that the application be refused in accordance with the reason contained within the Officer's preface report and by a show of hands this was unanimously agreed.

RESOLVED that the application be REFUSED.

Reason

The development would have an overbearing impact on the neighbouring garden contrary to Criterion A of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

9. CODE NO. 15/0442/OUT – LAND AT ABERTRIDWR ROAD, PENYRHEOL, CAERPHILLY.

Mr. D. Evans and Councillors L. Binding, H. Davies and L. Whittle spoke on behalf of local residents in objection to the application. The applicant who had been advised did not speak.

It was noted that the above application had been subject to a site visit on the 4th July 2016. A briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

Following consideration of the application it was moved and seconded that the application be deferred for a further report with reasons for refusal based on highway safety, the accumulative impact of the traffic generated by the proposed development when considered in relation to the additional 350 houses already approved in the area, the loss of the lay-by and that the proposed development is outside the settlement boundary and on a green wedge, by show of hands this was unanimously agreed.

RESOLVED that the application be deferred with reasons for refusal based on the impact of the proposed development on highway safety, the accumulative impact of the traffic generated by the proposed development when considered in relation to the additional 350 houses already approved in the area, the loss of the lay-by and that the proposed development is outside the settlement boundary and on a green wedge.

10. CODE NO. 16/0261/RET – ST MARTIN'S CRESCENT, CAERPHILLY.

It was noted that the application had been subject to a site visit on the 4th July 2016, it was reported that a proposal for planting rather than trellising had been received from the applicant's agent at the request of neighbouring dwelling, however Officer's continued to recommend the trellising option as detailed within the report.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of this permission: CW2.

11. ITEMS FOR INFORMATION

The following items were received and noted: -

- (1) Applications determined by delegated powers;
- (2) Applications which are out of time/not dealt with within 8 weeks of date of registration;
- (3) Applications awaiting completion of a Section 106 Agreement;
- (4) Appeals outstanding and decided.

The meeting closed at 18.00pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 3rd August 2016, they were signed by the Chair.

CHAIR