



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 14TH SEPTEMBER 2016 AT 5:00PM

PRESENT:

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

Councillors:

M. Adams, Mrs P. Cook, J.E. Fussell, Ms. J. Gale, R.W. Gough, C. Hawker, A.G. Higgs, A. Lewis, Mrs G.D. Oliver, D. Rees, J. Simmonds, Mrs E. Stenner and J. Taylor.

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), G. Mumford (Senior Environmental Health Officer), P. den Brinker (Principal Planner), E. Rowley (Senior Planner), C. Boardman (Senior Planner), M. W. Jones (Principal Enforcement Officer) and E. Sullivan (Democratic Services Officer).

APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, D. Bolter, L. Gardiner, K. Lloyd, and Mrs J. Summers.

1. DECLARATIONS OF INTEREST

A declaration of interest was received at the start of the meeting from Councillor J. Simmonds in relation to application 16/0610/RET details are minuted with the respective item.

2. MINUTES – 3RD AUGUST 2016

RESOLVED that the minutes of the Planning Committee held on 3rd August 2016 be approved and signed as a correct record.

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

3. PREFACE ITEM CODE NO. 16/0453/FULL – ROSEBANK COTTAGE, BROOKSIDE BUNGALOWS, CWMGELLI, BLACKWOOD.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's preface report this application be granted;
- (ii) the applicant be advised of the comments of The Coal Authority and Council's Ecologist.

4. CODE NO. 16/0653/FULL – 93 GORDON ROAD, BLACKWOOD.

Following consideration of the application it was moved and seconded that the recommendation contained within 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 is relevant to the conditions of the permission: CW2.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water.

5. CODE NO. 16/0610/RET – 98 TREDEGAR STREET, CROSSKEYS, NEWPORT.

Councillor J. Simmonds declared a prejudicial interest in that the objector to the application is known to him and left the Chamber when the application was discussed.

Mrs A. Weeks spoke in objection to the application and Mr A. Geran the applicant spoke in support of the application.

It was noted that the application had been subject to a site visit on Monday 12th September 2016.

Following consideration the application it was moved and seconded that the recommendation contained within the Officer's report be approved and by a show of hands (and in noting there was 1 against and 2 abstentions) this was agreed by the majority present.

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

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 policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3.

6. CODE NO. 16/0642/OUT – OLD HIGHWAYS DEPOT, PONTLOTTYN LINK ROAD, PONTLOTTYN.

Following consideration of the application and subject to an additional condition it was moved and seconded that the recommendation contained within 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 and the following additional condition this application be granted;

Additional Condition (15)

No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.

Reason

To protect public health.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3, CW4, CW5, CW6 and CW10;

- (iii) the applicant be advised that section 71ZB(1) of the Town and Country Planning Act 1990 requires that notice be given to a Local Planning Authority before beginning any development to which a relevant planning permission relates, and must be in the form set out in Schedule 5A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 or in a form substantially to the like effect;

- (iv) the applicant be advised that the Council's Landscape Architect advises that with regard to the landscaping scheme to be submitted at reserved matters, it should contain a contamination report and analysis of ground conditions on the eastern and southern embankments, it should assess and comment upon their compaction, the presence of soil forming material, pH and nutrient status, the suitability for tree/shrub planting and grass seeding and if required a method of remediation. A soft landscaping plan at a scale of 1:200, which clearly identifies the positions of all areas of proposed planting. The Latin species name and variety of all proposed plants. The height and pot size of proposed trees and shrubs at time of planting, planting densities or proposed spacing between plants of the same species, the number and species of plants for each area and the sub-division/juxtaposition of species within a planting bed or a planting matrix for larger areas of native/semi native planting. Details of proposed grass seed/turf mixtures will also be required. The soft landscape plan should also provide details of topsoil areas and depths, the tree pit design, proposed method of tree staking/guying trees, proposed mulches, ameliorants. Please be aware that the Authority will require evidence specimen trees within the development will have access to sufficient volumes of soil to allow the successful establishment and projected life span of the proposed species.

A management plan will also be required which identifies and prescribes maintenance operations covering a 5 year post planting period for all areas of soft landscaping outside individual plot boundaries.

- (v) the applicant be advised of the planning requirements relating to drainage and flood risk management.

General requirements

When submitting a scheme for drainage the applicant should consider the following, please note that these recommendations should be regarded as exhaustive, and each application will be considered on a site specific basis:

- a. The applicant should incorporate Sustainable Drainage principles into their drainage design where possible, to minimise the impacts to existing/proposed drainage infrastructure/receiving watercourses. Particular reference should be given to the requirements and advice contained within the following documents:
 - i. Recommended non-statutory standards for sustainable drainage (SuDS) in Wales - Published by Welsh Government, January 2016.
 - ii. The SuDs Manual C753, Published by Ciria, 2015.
 - iii. Code of practice for surface water management for development sites, BS 8582:2013.
 - iv. Rainfall Runoff Management for Developments, Published by the Environment Agency - Report SC030219.
 - v. Sewers for Adoption 7th Edition, published by Wrc plc, August 2012.
 - vi. Technical Advice Note 15: Development and Flood Risk, Published by Welsh Government, July 2004.
- b. A detailed drainage strategy should be provided which demonstrates the proposed surface water drainage complies with the discharge hierarchy specified within Part H of the Building Regulations/Sustainable Drainage hierarchy. As much of the runoff as possible should be discharged to each hierarchy element before a lower hierarchy element is considered. Collection and infiltration methods of drainage are required to be considered in the first instance.
- c. Soakaways will only be permitted if the applicant can satisfy the authority that permeability tests have been carried out that comply with the requirements of BRE Digest 365 (2016). A feasibility report including test reports and calculations is required which demonstrates that the use of soakaways or other infiltration systems will not adversely affect the development, adjacent land, structures or highways. Soakaways should be designed to a minimum storm return period (RP) of once in ten years (with consideration given to an appropriate factor of safety).
- d. Any proposal to discharge surface/ground water flows to existing watercourses is likely to be limited to minimum rates of discharge which will be determined by this authority. The applicant should indicate how these requirements will be met. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15 (TAN15).
- e. Development layout should take into account exceedance of the drainage system by demonstrating safe overland flows paths and flood routing. Runoff for the 1 in 100 RP event (plus climate change allowance) should be managed within the site at designated temporary storage locations and not adversely affect the development or surrounding infrastructure.
- f. It is recommended the applicant open early dialogue with Dwr Cymru Welsh Water (DCWW) with regards to foul/surface water drainage arrangements and secure the necessary permissions/adoption agreements, where interaction with DCWW infrastructure is proposed.

- g. The applicant must ensure that during the development period and thereafter that surface water, groundwater, soil and other site debris is contained and dealt with within the curtilage of the site and is prevented from running on to or being otherwise deposited on adjacent land or highways. This may entail the installation of permanent or temporary cut off drainage.
- h. The applicant should also demonstrate that appropriate pollution control measures are in place prior to discharge and confirm the proposals for adoption and long-term maintenance of the drainage system, where appropriate.
- i. Please note that no discharge of surface water from the proposed development including driveways will be permitted to drain to the public highway or any highway drain. If the applicant intends to discharge surface water runoff from new highway areas submitted for adoption to the local highway drainage system he may be required to demonstrate that this system has adequate capacity to deal with anticipated additional flows generated by the proposed development. Permission to discharge to the existing highway drainage system may be conditional on the applicant carrying out upgrading works at their own expense or connecting to a point of adequacy within the system.

7. CODE NO. 15/0053/RET – LYLAC RIDGE, DAN Y GRAIG STABLES, DAN Y GRAIG ROAD, RISCA.

It was noted that the application had been subject to a site visit on Monday 14th September 2016.

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

RESOLVED that: -

- (i) subject to the condition contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW15.

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

8. PREFACE ITEM CODE NO. 16/0437/RET – 74 HALF ACRE COURT, CAERPHILLY.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's preface report be approved and by show of hands (and in noting there was 1 against) this was agreed by the majority present.

RESOLVED that subject to the condition contained in the Officer's preface report this application be granted.

9. CODE NO. 16/0501/OUT – LAND AT CAE NANT GLEDYR, CAERPHILLY.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved and by show of hands (and in noting there was 1 against) this was agreed by the majority present.

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 policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW4;
- (iii) the applicant be advised of the comments from Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and the Council's Ecologist.

10. WELSH GOVERNMENT CONSULTATION DOCUMENT TECHNICAL ADVICE NOTE 24: THE HISTORIC ENVIRONMENT.

The Interim Head of Planning introduced the report which summarised the key considerations proposed in the consultation document on Technical Advice Note 24 (TAN 24): The Historic Environment.

TAN 24 will be the first to specifically detail planning advice on the historic environment in Wales. Set out over 8 sections, TAN 24 provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications. The Officer referred to section 4.17 of the report and the seven consultation questions from Welsh Government along with the Officer's proposed response. Members were advised that although Officer's were generally supportive of the document, the advice on the development of locally distinctive policies and guidance was vague and did not take into account the lack of resources available to local authorities for the development of lists of historic assets of special local interest.

The Chair thanked the Officer for his report and full discussion ensued.

Members acknowledged that although there were no resources currently available for the listing of local historic assets, there was still a need for these to be recorded and it was moved and seconded that all Members be consulted on possible buildings or special areas of local interest that contribute or enhance local character and that these be forwarded to Mr Tim Stephens and by show of hands this was unanimously agreed.

Having fully considered the report, the consultation questions and Officer's responses as contained in section 4.17 of the report, it was moved and seconded that the report be noted and the responses be forwarded to Welsh Government as part of the consultation process and by show of hands this was unanimously agreed.

RESOLVED that: -

- (i) the status and purpose of TAN 24 in relation to the historic environment be noted;
- (ii) the responses to questions outlined in section 4.17 of the report be forwarded to Welsh Government as Caerphilly County Borough Council's response to the consultation process.
- (iii) all Members be consulted on possible buildings or special areas of local interest within their wards and that these be forwarded to Mr Tim Stephens for

inclusion on an historic assets list.

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 17.35pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 12th October 2016, they were signed by the Chair.

CHAIR