



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 12TH JULY 2017 AT 5PM**

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#### **PRESENT:**

Councillor M. Adams - Chair  
Councillor W. David - Vice-Chair

#### **Councillors:**

Mrs E.M. Aldworth, C. Andrews, J. Bevan, M. Davies, R.W Gough, A. Hussey, B. Miles, Mrs G. D. Oliver, J. Ridgewell, J. Taylor, A. Whitcombe, R. Whiting, T.J. Williams

Cabinet Member for Environment and Public Protection - Councillor Mrs E. Stenner

#### **Together with:**

T. Stephens (Development Control Manager), R. Crane (Solicitor), C. Powell (Principal Planner), P. Den Brinker (Team Leader East), R. Amundson (Principal Planner, Communities) E. Rowley (Area Senior Planner), A. Pyne (Area Senior Planner), M. Davies (Team Leader South), M. Noakes (Senior Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), G. Mumford (District Environmental Health Officer), H. Morgan (Senior Committee Services Officer)

#### **1. APOLOGIES**

Apologies for absence had been received from Councillors A. Angel, J.E. Fussell, A. Higgs 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. MINUTES - 14TH JUNE 2017**

RESOLVED that the minutes of the Planning Committee held on 14th June 2017 (minute nos. 1 - 21) be approved and signed as a correct record.

#### **PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - NORTH AREA**

**4. PREFACE ITEM CODE NO. 17/0270/OUT - LAND AT OAKDALE GOLF COURSE, OAKDALE, BLACKWOOD**

It was noted that the outcome of the appeal against refusal of Code No. 15/0567/OUT - land at Oakdale Golf Course has not yet been received.

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

RESOLVED that the determination of this application be deferred until the appeal decision is received. On the basis of the latest letter from Welsh Government, it is expected that the application will be reported back to Committee on 13th September 2017.

**5. CODE NO. 17/0101/COU - UNIT C MAERDY INDUSTRIAL ESTATE (SOUTH) RHYMNEY**

It was noted that the application had been subject to a site visit on Monday 10th July 2017. A briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

Mr Paul Mellor, the applicant, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to amendments to conditions (02) and (03) and the deletion of condition (06), the recommendations contained in the Officer's report be approved.

By a show of hands and in noting there was 1 against this was agreed by the majority present.

RESOLVED that: -

- (i) subject to amendments to conditions 02 and 03, the deletion of condition 06 and the conditions contained in the Officer's report, this application be granted;

Amended Condition (02)

The development shall be carried out, except where modified by the conditions below, in accordance with the following documents:-

- a) The planning application and supporting statement received on 7 February 2017.
- b) Submitted plans and documents: Drawing No. ADC/JE/02B date Dec 2016 and Drawing No. ADC/JE/01A date Dec 2016.

Reason: To define the extent of this permission.

Amended Condition 03

No deliveries shall be received at the site or dispatched from the site except between the hours of 06.00 and 19.30 Monday to Friday and between 08.00 and 13.00 on Saturdays. No deliveries shall take place on Sundays or Bank Holidays. Outside the specified hours for deliveries all roller shutter doors in the main building shall remain closed.

Reason: To protect residential amenity.

Deleted Condition (06)

The agent has confirmed that existing drainage systems will be used. This condition can be deleted.

- (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 the permission: SP5, SP9, SP21, CW2, CW3, CW15, CW13, CW5, EM2.4;
- (iii) the applicant be advised of the comments of Network Rail and Natural Resources Wales.

## **6. CODE NO. 17/0412/FULL - 13 RAGLAN CLOSE, BLACKWOOD**

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. 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 policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2 and CW3;
- (iii) the applicant be 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 at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

- (iv) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). If bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

## **PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA**

### **7. CODE NO. 17/0418/FULL - 5 TAF OLWG NELSON TREHARRIS**

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. 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 the permission: CW2 and CW3;
- (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 at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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- (v) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

#### **8. CODE NO. 17/0426/FULL - SUNNY COTTAGE, MOUNTAIN ROAD, BEDWAS**

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. 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 policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2 and CW3;

- (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 at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

## 9. 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 5.35pm

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 9th August 2017, they were signed by the Chair.

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CHAIR

## Members' site visit update

PLANNING APPLICATION REFERENCE: 17/0101/COU

PROPOSED DEVELOPMENT: Change of use from B2 to waste management facility

LOCATION: Unit C, Maerdy Industrial Estate, Rhymney, NP22 5PH

DATE OF SITE VISIT: 10th July 2017

MEMBERS PRESENT: J Bevan, D Harse, W David, M Adams.

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The following points were raised by members, and the answers provided:

- Concern was raised about noise especially at night and early in the morning. Noise tended to carry in this area.
  - Officers advised that noise monitoring had been carried out at the site on several occasions and conditions were recommended to prevent night time deliveries and operations on the external areas of the site. Monitoring had shown that the process inside the building could be carried out 24/7 without undue disturbance to residents. The manager of the facility had also committed to work with the council if any complaints were received about noise.
- The need for a 06.00 start time was queried.
  - The applicant said that the 06.00 start time was vital to prevent lorries backing up later in the day. It also allowed delivery vehicles to avoid peak traffic times. Officers advised that the council depot adjacent to the site would also start operations at about the same time.
- Concern was raised about the hazardous waste element of the proposal.
  - The applicant said that the hazardous waste would comprise batteries and components of the electrical goods that would be dismantled at the site. The company dealt with hazardous waste mainly at its site in Carmarthenshire and there was no need to duplicate the facilities at this site. Batteries would be stored in a building at the entrance for transfer off-site. No hazardous waste would be processed at the application site and the intention was to pre-sort waste as far as possible.
- How much traffic would be generated by the proposal?
  - The applicant has estimated that the proposal would generate approximately 30 vehicle movements a day comprising hooklift vehicles (20) and articulated vehicles (10). Smaller supplier vehicles and staff vehicles would also arrive throughout the day. This is no more than would be expected from the permitted B2 use.
- The applicant showed councillors and officers round the unit and described the processes and machinery. The various types of processed material were also examined.