



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 11TH SEPTEMBER 2019 AT 5:00PM

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#### PRESENT:

Councillor A. Whitcombe - Vice-Chair (Presiding)

#### Councillors:

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

#### Together with:

R. Kyte (Head of Regeneration and Planning), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), L. Cooper (Engineer, Highway Planning), G. Mumford (Senior Environmental Health Officer), C. Powell (Principal Planner), A. Pyne (Senior Planner) and E. Sullivan (Senior Committee Services Officer).

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors M. Adams, A.G. Higgs and A. Hussey and T. Stephens (Planning Services Manager).

Having received apologies for absence from Councillor M. Adams (Chair), Councillor A. Whitcombe (Vice-Chair) presided as Chair for the meeting.

#### 2. DECLARATIONS OF INTEREST

Councillor B. Miles declared a personal and prejudicial interest in relation to Agenda Item No. 7 (19/0275/NCC) and Agenda Item No. 8 (19/0276/NCC). Details are minuted with the respective item.

#### 3. MINUTES – 14TH AUGUST 2019

It was moved and seconded that the minutes of the meeting held on the 14th August 2019 be agreed as a correct record and by a show of hands this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 14th August 2019 (minute nos. 1-15) be approved and signed as a correct record.

**4. PREFACE ITEM CODE NO. 17/0411/OUT – LAND AT GWERN Y DOMEN, GWERN-Y-DOMEN FARM LANE, CAERPHILLY**

Following consideration of the application it was moved and seconded that the reasons for refusal contained within the Officer's preface report be approved and by a show of hands this was unanimously agreed

RESOLVED that for the following reasons the application be refused: -

- (i) the proposed development would be contrary to the brownfield strategy set out in policy SP3(A) of the adopted Caerphilly County Borough Local Development Plan up to 2021 because it would be on a greenfield site;
- (ii) the proposed development would be contrary to policies SP5 and CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021 because it would be: inappropriate development in the countryside, outside the settlement boundary where development would normally be allowed, and would not promote the full and effective use of urban land in order to concentrate development within settlements;
- (iii) the proposed development would be contrary to policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021 because it would not conserve the features of the Special Landscape Area (NH1.5 South Caerphilly).

**5. CODE NO. 18/1090/FULL – LAND AT GRID REF 312302 188899, BRONMYNYDD, ABERTRIDWR**

Following consideration of the application it was moved and seconded that subject to an amendment to Condition 13, 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 Officers report and the following amended condition this application be granted;

**Amended Condition (13)**

Prior to occupation of the dwellings hereby approved or prior to the access road serving those dwellings being brought into beneficial use (whichever is the earlier) a vehicle restraint system, barrier or equivalent scheme located at the top of the earth embankment behind 11 Coed-Y-Pica, and numbers 1& 2 and 19-21 Bronmynydd shall be constructed in a manner to have first been agreed in writing by the Local Planning Authority. The vehicle restraint measures shall be retained and maintained thereafter.

**Reason**

In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- (ii) the applicant be advised of the comments of the Council's Ecologist and Dwr Cymru/Welsh Water;

- (iii) the application 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 reports 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).

**6. CODE NO. 19/0009/OUT – 202 BEDWAS ROAD, CAERPHILLY.**

Following consideration of 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 and the application being referred to Natural Resources Wales for final decision due to its location within Zone C2 this application be granted;
- (ii) the applicant be advised of the comments from Dwr Cymru/Welsh Water

**7. PREFACE ITEM CODE NO. 19/0275/NCC – GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER.**

Councillor B. Miles declared a personal and prejudicial interest in that a close relative owns land in Merthyr Tydfil and is perceived to be in competition with the applicant's business and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the application be granted in line with the recommendation contained in the Officer's original report. It was then moved and seconded that the reasons for refusal contained in the Officer's preface report be approved.

Taking the motions in order by a show of hands and in noting there were 5 For, 8 Against and 1 Abstention the motion to approve the application was declared lost.

By a show of hands and in noting there were 8 For, 2 Against and 3 Abstentions the motion to refuse the application was approved by the majority present.

Councillors J. Ridgewell and J. Taylor confirmed that they would defend the decision of the committee at any appeal.

RESOLVED that for the following reason the application be refused:

The movement of lorries and other vehicles visiting the premises outside of the currently approved operating hours, and the associated loading and unloading, would cause noise and general disturbance to the detriment of the residential amenity of the nearby residents in Gelligaer and Penybryn, and would therefore be contrary to policy CW2 (A) of the adopted Caerphilly County Borough Local Development Plan up to 2021.

**8. PREFACE ITEM CODE NO. 19/0276/NCC – GELLIARGWELLT UCHAF FARM, GELLIAGER ROAD, GELLIGAER.**

Councillor B. Miles declared a personal and prejudicial interest in that a close relative owns land in Merthyr Tydfil and is perceived to be in competition with the applicant's business and left the Chamber when the application was discussed.

Following consideration of the application it was moved and seconded that the reason for refusal contained in the Officer's preface report be approved and by a show of hands and in noting there were 10 For and 5 Against this was agreed by the majority present.

Councillors J. Ridgewell and J. Taylor confirmed that they would defend the decision of the committee at any appeal.

RESOLVED that for the following reason the application be refused:

The movement of lorries and other vehicles visiting the premises outside of the currently approved operating hours, and the associated loading and unloading, would cause noise and general disturbance to the detriment of the residential amenity of the nearby residents in Gelligaer and Penybryn, and would therefore be contrary to policy CW2 (A) of the adopted Caerphilly County Borough Local Development Plan up to 2021.

## **9-12. 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 17.50pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 9th October 2019, they were signed by the Chair.

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CHAIR