



## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 17TH FEBRUARY 2021 AT 5:00 PM**

#### **PRESENT:**

Councillor R. Saralis – Chair  
Councillor E.M. Aldworth – Vice-Chair

#### **Councillors:**

M. Adams, C. Andrews, A. Angel, M. Davies, R.W. Gough, L. Harding, A.G. Higgs,  
A. Hussey, B. Miles, J. Simmonds, J. Taylor

Councillor S. Morgan (Deputy Leader and Cabinet Member for Economy and Enterprise)

#### **Together with:**

M. Woodland (Senior Solicitor), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Boardman (Area Principal Planner), C. Powell (Area Principal Planner), E. Rowley (Area Senior Planner), L. Cooper (Assistant Engineer), R. Barrett (Committee Services Officer)

### **RECORDING AND VOTING ARRANGEMENTS**

The Chair reminded those present that the meeting was being recorded and would be made available following the meeting via the Council's website – [Click Here to View](#)  
Members were advised that voting on decisions would be taken by way of roll call.

#### **1. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors J. Bevan, J.E. Fussell, D.T. Hardacre, G. Oliver, A. Whitcombe and T.J. Williams, together with M. Godfrey (Environmental Health).

#### **2. DECLARATIONS OF INTEREST**

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

**3. MINUTES – 20TH JANUARY 2021**

It was moved and seconded that the minutes of the meeting held on the 20th January 2021 be agreed as a correct record and by a show of hands-up this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee held on 20th January 2021 (minute nos. 1-8) be approved as a correct record.

Councillor J. Taylor wished it noted that he had abstained from voting on the minutes as he had not been present at the last meeting.

**4. PREFACE ITEM CODE NO. 20/0662/OUT - LAND NORTH WEST OF ATCOMBE COTTAGE, WATERLOO LANE, MACHEN, CAERPHILLY**

Prior to the presentation of his report, the Planning Case Officer (Carwyn Powell) referred to a written representation from an objector in relation to the information contained within the preface report. Mr Powell responded to the observations made in the representation and provided clarification on a number of areas relating to planning procedure and policy.

It was also noted that the objector had spoken on the application at the last meeting and had asked to address the Committee again in relation to the preface report. Members were advised that under the speaker protocol there is no provision to allow speakers on a further occasion, but the objector had been invited to submit his comments in advance of the meeting and these had been circulated to the Committee. The same opportunity had been afforded to the applicant's agent who had declined.

Following consideration of the application it was moved and seconded that the recommendation for granting contained in the Officer's original report be approved and in noting there were 13 For, 0 Against and 0 Abstentions this was unanimously agreed.

RESOLVED that subject to the conditions contained within the Officer's original report at Appendix A, this application be GRANTED.

**5. CODE NO. 20/1070/NCC - LAND ADJACENT TO ROWAN ROAD, TY SIGN, RISCA.**

Mrs Z. Davies spoke in objection to the application on behalf of local residents and Mr R. Owen (the applicant's agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation in the Officer's report be approved, and in noting there were 13 For, 0 Against and 0 Abstentions this was unanimously agreed.

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report the 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: SP6, CW2, CW3, CW7 and CW8
- (iii) the applicant be advised of the comments of the Transportation Engineering Manager that are brought to the applicant's attention:

In relation to the proposed drop crossing as conditioned, the applicant should ring (01443) 863112 in this regard. Should the applicant wish to undertake the work themselves, or employ a private contractor, a Licence to Excavate the Highway will be required. This licence will not be required if the work is undertaken by the Council's Network Contracting Services. It should be noted that any unlicensed work in, or disturbance of, the highway is an offence under the Highways Act 1980 and in such circumstances legal action may be undertaken in order to rectify matters.

- (iv) The applicant be advised that SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT

From 7<sup>th</sup> January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring that all new developments of more than one house or where the construction area is of 100m<sup>2</sup> or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511

Email: [drainage@caerphilly.gov.uk](mailto:drainage@caerphilly.gov.uk)

Website: [www.caerphilly.gov.uk/sab](http://www.caerphilly.gov.uk/sab)

- (v) The applicant be advised of the comments of Dwr Cymru/Welsh Water attached to the report that are brought to the applicant's attention.

The meeting closed at 5.47 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 19th May 2021.

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CHAIR