



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 3RD MARCH 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, J.E. Fussell, L. Harding, A.G. Higgs, A. Hussey, B. Miles, J. Simmonds, J. Taylor, A. Whitcombe, T.J. Williams

Together with:

R. Tranter (Head of Legal Services & Monitoring Officer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Boardman (Area Principal Planner), C. Powell (Area Principal Planner), A. Pyne (Principal Planner), E. Rowley (Area Senior Planner), C. Campbell (Transportation Engineering Manager), S. Couzens (Chief Housing Officer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), J. Hobbs (Principal Engineer), J. Roberts-Waite (Strategic Coordination Manager), A. Vick (Senior 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, R.W. Gough, D.T. Hardacre and G. Oliver.

2. DECLARATIONS OF INTEREST

Councillor R. Saralis declared a personal and prejudicial interest for [Agenda Item No. 3](#) (Application Code no. 19/1024/RM) in relation to the objector speaking at the meeting as his family is well known to Councillor Saralis, and he left the meeting when the application was discussed. Details are also minuted with the respective item.

3. CODE NO. 19/1024/RM - LAND AT CWMGELLI, BLACKWOOD

Councillor R. Saralis (Chair) declared a personal and prejudicial interest in this item as the objector's family is well known to him and left the meeting during consideration of this application. Councillor E.M. Aldworth took the Chair for this item.

The Planning Case Officer presented the application and confirmed that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 11.

Mr D. Chivers, Councillor N. Dix and Councillor K. Etheridge spoke in objection to the application on behalf of local residents and Mr M. Roberts (the applicant's agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, and with the inclusion of amended conditions in relation to the submission of a Travel Plan and the removal of a section of hedgerow to accommodate a turning head, together with an additional condition in relation to the provision of gigabit capable broadband infrastructure, the recommendation in the Officer's report be approved, and in noting there were 10 For, 4 Against and 0 Abstentions this was agreed by the majority present.

RESOLVED that:-

- (i) subject to the conditions contained in the Officer's report and the following amended and additional conditions this application be GRANTED.

Amended Condition (08)

Prior to the occupation of any of the dwellings hereby approved, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.

Reason

To encourage the use of a variety of sustainable transport options in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Amended Condition (17)

No works shall commence (including any clearance works along the western boundary) until details have been submitted to and agreed in writing with the Local Planning Authority outlining how the existing hedgerow that runs along the western boundary of the site between Cwm Gelli Villas and Plots 150-156 & 159-164 will be protected and retained throughout the construction of the development hereby approved. The development shall be carried out in accordance with these agreed details.

Reason

In the interests of biodiversity and visual amenity.

Additional Condition (21)

The development hereby approved shall make provision for gigabit capable broadband infrastructure capable of serving all of the approved dwellings. The necessary infrastructure required shall be installed prior to the occupation of the development.

Reason

To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.

4. CODE NO. 20/1043/LA - LAND AT (FORMER GARAGES) GRID REF 317584 188996, LLANFABON DRIVE, SOUTH LANE, TRETTHOMAS

Councillor R. Saralis re-joined the meeting and resumed the position of Chair.

The Planning Case Officer presented the application and confirmed that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 11.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, together with the inclusion of two additional conditions in relation to the provision of gigabit capable broadband infrastructure and a suitable site boundary fencing design to enable hedgehog access/egress, the recommendation in the Officer's report be approved, and in noting there were 15 For, 0 Against and 0 Abstentions this was unanimously agreed.

RESOLVED that:-

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

Additional Condition (18)

The development hereby approved shall make provision for gigabit capable broadband infrastructure capable of serving all of the approved dwellings. The necessary infrastructure required shall be installed prior to the occupation of the first dwelling.

Reason

To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.

Additional Condition (19)

Notwithstanding the submitted plans all close boarded fencing on the boundary of the application site shall be designed to leave a continuous 100mm gap at the bottom to enable hedgehogs to access and egress the site. Such gap shall be maintained in perpetuity unless prior written approval is obtained from the Local Planning Authority for any amendment.

Reason

In the interests of the conservation of the natural heritage of the area and in order to ensure compliance with Policy SP10 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- (ii) 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 readily 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 affect 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 Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. The applicant's attention is drawn to the Coal Authority Policy in relation to new development and mine entries available through the following link: [Coal Authority Policy](#)

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 the [Coal Authority website \(Ground Stability\)](#) or a similar service provider.

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](#).

- (iii) the applicant's attention be drawn to the comments of the Council's Landscape Architect, Ecologist and Transportation Engineering Services Manager, Coal Authority, Dwr Cymru/Welsh Water and the Gwent Police Architectural Liaison Officer.

5. CODE NO. 20/1053/LA - LAND AT GRID REF 314350 187632, FORMER 49 CLUB & INSTITUTE, THE CRESCENT, TRECENYDD, CAERPHILLY

The Planning Case Officer presented the application and confirmed that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 11.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, together with the inclusion of an additional condition in relation to the provision of gigabit capable broadband infrastructure the recommendation in the Officer's report be approved, and in noting there were 15 For, 0 Against and 0 Abstentions 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 (14)

The development hereby approved shall make provision for gigabit capable broadband infrastructure capable of serving all of the approved dwellings. The necessary infrastructure required shall be installed prior to the occupation of the first dwelling.

Reason

To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040."

- (ii) the applicant's attention be drawn to the comments of the Council's Landscape Architect, Senior Arboricultural Officer and Transportation Engineering Services Manager, together with the comments of Dwr Cymru/Welsh Water and the Gwent Police Architectural Liaison Officer.

The meeting closed at 7.04 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.

CHAIR