



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 16TH JUNE 2021 AT 5:00 PM

#### PRESENT:

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

#### Councillors:

M. Adams, C. Andrews, M. Davies, A. Dix, L. Harding, A. Hussey, B. Miles, J. Simmonds,  
J. Taylor

Cabinet Member: A. Whitcombe (Sustainability, Planning and Fleet)

#### Together with:

R. Tranter (Head of Legal Services and Monitoring Officer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Area Principal Planner), E. Rowley (Area Senior Planner), V. Morgan (Principal Planner/Statistician), C. Campbell (Transportation Engineering Manager), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), 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. Fussell, R.W. Gough, A.G. Higgs and J. Ridgewell.

#### 2. DECLARATIONS OF INTEREST

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

### 3. MINUTES – 19TH MAY 2021

It was moved and seconded that the minutes of the meeting held on the 19th May 2021 be agreed as a correct record and by a show of hands-up (and in noting there were 8 for, 0 against and 1 abstention) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee held on 19th May 2021 (minute nos. 1-10) 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. CODE NO. 21/0466/NCC - ROSEBANK COTTAGE, BROOKSIDE BUNGALOWS, CWMGELLI, BLACKWOOD, NP12 1BQ

The Planning Case Officer presented the application, with it confirmed in the accompanying report 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 the recommendation in the Officer's report be approved, and in noting there were 11 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:  
CW2 and CW3.
- (iii) The applicant be advised that SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT

From 7th 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 areas 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)

- (iv) 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 at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings;

geological features (fissures and break lines); mine gas and former 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 new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is 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 land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine 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, excavations for 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.

If any 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](#)

## **5. THE EMERGING LDP AND THE CANDIDATE SITES PROCESS - PRESENTATION**

Mrs Victoria Morgan (Principal Planner/Statistician) delivered a presentation which gave an overview of the process for Candidate Sites as part of the 2<sup>nd</sup> Replacement Local Development Plan.

It was explained that candidate sites are sites submitted to the Council by a site promoter (which could be the landowner or developer) for potential inclusion as an allocation in a Local Development Plan. All potential candidate sites are subject to a vigorous site assessment process and need to be submitted during the call for candidate sites period.

It was explained that the Council are now accepting calls for candidate sites in advance of the formal period between the Delivery Agreement being approved by WG (anticipated to be later in June). The guidance on the process suggests that the window for submitting sites should be a minimum of 6 weeks and must be done in advance of the Preferred Strategy. The Council have sought to commence the call for candidate sites as early as possible in the process due to the length of time the assessment process can take. It is also felt that knowing what sites are available in each area will help inform the Preferred Strategy.

Members were advised of the criteria for allocating candidate sites under the Local Development Plan and the detailed information that must be provided by site promoters. A Candidate Sites Methodology Paper been published to determine how sites will be assessed.

Members were also advised of the next steps that will be undertaken by the Council after the close of the call for sites, including the publication of a candidate sites register and an initial filtering exercise of sites, followed by an in-depth assessment of those sites that pass the Stage 1 filtering. The Committee were provided with detailed information regarding the traffic light system that will assist with scoring for this second stage of assessment and the considerations that need to be undertaken for each site that scores red, amber or green.

Following the completion of the Stage 2 assessments, the Council will have a list of sites that are suitable for further consideration and sites that have been ruled out. There may also be sites that require further information before a decision is made

It is intended to present the sites that are suitable for further consideration to Planning Committee for Members' input, as well as explaining the reasons why other sites have been discounted. It is hoped that the Council will be in a position to do this from November onwards, although this is dependent on the number of candidate sites that are submitted, and depending on the number of sites submitted, there may be a need to hold these input sessions across a series of meetings with the Planning Committee at the end of 2021.

Following the discussion of the sites with Planning Committee, the sites will be assessed against the Preferred Strategy of the Plan. As part of the evidence base for the Preferred Strategy, an initial site assessment for all sites that were submitted will be published alongside the Preferred Strategy consultation in June 2022. The Preferred Strategy will not show all allocations, but may identify any key or strategic sites that are necessary to deliver the preferred strategy. Site promoters will also be asked to submit any further information that may be required as only sites that will realistically be delivered in the plan period should be allocated.

It was explained that new candidate sites can be submitted as part of the preferred strategy consultation, but landowners would need to provide all the necessary details at this stage. Any new sites will be assessed and further consideration will be given to all sites to determine which best meet the preferred strategy, are considered deliverable and will best contribute to the aims, objectives and vision of the Plan.

The proposed allocations for the Deposit Plan will be identified towards the end of 2022. The Council will also be holding a series of Member events to show Members what allocations are likely to be included in their areas so Members will have the opportunity to give their views on the sites. It is also intended to present the allocations to Planning Committee, who will make recommendations that will be considered by the LDP Focus Group. The Focus Group will report to Council, and the final decision on the content of the Deposit LDP, including site allocations, will rest with Council.

Following the presentation, a Member referred to the high number of candidate sites put forward under previous Local Development Plans and asked if the evidence base previously applied to the sites would be taken into consideration this time around. Officers explained that developers will be able to draw upon evidence previously submitted but that the Council is likely to have a different Strategy for this Preferred Plan and that sites will need to be assessed against this criteria.

A Member asked at what stage of the process applicants' names and addresses would be made available. Mrs Morgan explained that only the name of the site and basic details will be published in the candidates site register due to GDPR requirements. The Member asked how individual Councillors would be able to ascertain whether they have a connection to a particular site and determine whether they need to declare an interest. The Monitoring Officer explained that Members might already be aware of who the landowner is through another avenue, particularly if they have a close association with them. Should they recognise a particular site and believe they may need to declare an interest, they will be able to make enquiries with Officers to see if the applicant is known to them. The Monitoring

Officer also emphasised that he would be able to give advice if needed and encouraged Members to approach him should they have any queries about declaring an interest.

A Member asked why the previous Local Development Plan had failed and it was explained that the Deposit Replacement LDP had been withdrawn by Council several years ago for a number of reasons, including strong feelings around a number of sites identified in the Caerphilly Basis and other greenfield sites, and the Council being in the early stages of developing a Strategic Development Plan with it being felt that the matters around level of growth should be considered as part of this SDP. As the SDP has not progressed as quickly as originally anticipated, the Council have now reached the stage where they need to implement a LDP ahead of the SDP being prepared, and this LDP will help to inform the SDP. Officers also confirmed that they would arrange to circulate the minutes of Council from July 2016, which contained the resolution to withdraw the LDP, to Members following the meeting.

Having considered the presentation, the Planning Committee noted its contents and thanked Mrs Morgan for her clear and concise presentation.

The meeting closed at 5:34 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 14th July 2021.

---

CHAIR