



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 13TH OCTOBER 2021 AT 5:00 PM

PRESENT:

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

Councillors:

M. Adams, C. Andrews, N. Dix, R.W. Gough, L. Harding, A. Higgs, A. Hussey, B. Miles, J. Ridgewell, J. Taylor

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

Together with:

R. Tranter (Head of Legal Services & Monitoring Officer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Area Principal Planner), J. Burrows (Planning and Enforcement Officer), E. Rowley (Area Senior Planner), C. Lamnea (Planning Enforcement and CIL Monitoring Officer), B. Leader (Senior Design Technician), J. Harding (Building Consultancy), C. Campbell (Transportation Engineering Manager), J. Hobbs (Senior Engineer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), R. Barrett (Committee Services Officer), M. Harris (Committee Services Support 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 via Microsoft Forms.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J. Bevan, M. Davies, J. Fussell 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 – 8TH SEPTEMBER 2021

It was moved and seconded that the minutes of the meeting held on the 8th September 2021 be agreed as a correct record and by way of Microsoft Forms (and in noting there were 9 for, 0 against and 1 abstention) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee held on 8th September 2021 (minute nos. 1-5) be approved as a correct record.

4. APPLICATION NO. 21/0675/LA - GLAN-Y-NANT LEARNING CENTRE, HANBURY STREET, GLAN-Y-NANT, BLACKWOOD.

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.

Mrs L. Morris and Councillor C. Bezzina spoke on behalf of local residents in objection to the application and Mr R. Evans (the applicant) 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, together with an additional condition relating to a Staff Travel Plan in the interests of highway safety, the recommendation in the Officer's report be approved. By way of Microsoft Forms (and in noting there were 7 for, 3 against and 2 abstentions) this was agreed by the majority present.

Councillor J. Ridgewell wished it noted that he had abstained from voting as he lost connection during the item and was not present for the whole of the debate.

RESOLVED that:-

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

Additional Condition (11)

Notwithstanding the submitted details, prior to any part of the additional classrooms hereby approved being brought into beneficial use, a staff travel plan, encouraging the use of alternative modes of transport other than the private motor car, shall be submitted to and approved in writing by the LPA, and shall thereafter be implemented in accordance with the approved details and timescales contained therein.

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 that the following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW5, CW7 and SP6;
- (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

- (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).

Please be advised that, 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;

- (v) the applicant be advised of the attached comments from Dwr Cymru/Welsh Water;

- (vi) 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 100m² 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
Website: www.caerphilly.gov.uk/sab

The meeting closed at 5.56 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 10th November 2021.

CHAIR