



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 13TH APRIL 2022 AT 5:00 PM

PRESENT:

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

Councillors:

M. Adams, M. Davies, N. Dix, J. Fussell, R.W. Gough, L. Harding, A. Hussey, J. Ridgewell, J. Taylor

Cabinet Member: Councillor 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), J. Waite (Principal Planner), M.W. Jones (Planning Officer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), J. Hobbs (Senior Engineer), C. Lamnea (Planning Enforcement and CIL Monitoring Officer), K. Denman (Housing Solutions Manager), B. Jones (Homeless Prevention Officer), R. Barrett (Committee Services Officer), J. Lloyd (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 via Microsoft Forms.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors C. Andrews, J. Bevan, A. Higgs, B. Miles and J. Simmonds.

2. DECLARATIONS OF INTEREST

Councillor M. Adams sought advice from the Monitoring Officer on Agenda Item No. 7 ([Application No. 22/0018/RET](#)) due to his long involvement with objectors of the application site in his capacity as a local ward member. It was established that Councillor Adams had an open mind regarding the application, and on receiving advice he decided that he could remain in the meeting.

Councillor R. Gough declared a personal and prejudicial interest in Agenda Item 5 (Application No. 21/0342/LA) on the basis of his previous involvement with the Regeneration Project Board concerning the funding around this application, and he left the meeting when the application was discussed.

Councillor J. Taylor declared a personal and prejudicial interest in Agenda Item 6 (Application No. 21/1090/RM) as he is a friend of the former owners of the site, and he left the meeting when the application was discussed.

Councillor N. Dix declared a personal interest in Agenda Item 7 (Application No. 22/0018/RET) as an employee of Pobl who provide services to the application site but never by Councillor Dix personally or in the future and therefore he remained in the meeting during consideration of the application.

3. MINUTES – 9TH MARCH 2022

It was moved and seconded that the minutes of the meeting held on the 9th March 2022 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 10 for, 0 against and 1 abstention) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee held on 9th March 2022 (minute nos. 1-6) be approved as a correct record.

4. MINUTES – 23RD MARCH 2022

It was moved and seconded that the minutes of the meeting held on the 23rd March 2022 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 10 for, 0 against and 0 abstentions) this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 23rd March 2022 (minute nos. 1-5) be approved as a correct record.

5. APPLICATION NO. 21/0342/LA - LAND AT PARC PENALLTA, PENALLTA ROAD, PENALLTA, HENGOED

Councillor R. Gough declared a personal and prejudicial interest in this item on the basis of his previous involvement with the Regeneration Project Board concerning the funding around this application, and he left the meeting when the application was discussed.

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 subject to the conditions contained in the Officer's report, together with an amendment to Condition 10 in relation to parking facilities 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 10 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 amended condition the application be GRANTED;

Amended Condition (10)

The development shall not be brought into beneficial use until full details of parking facilities including delineated disabled parking, EV charging and coach layby has been laid out in accordance with plans that have been submitted and approved in writing by the Local Planning Authority, such areas shall not thereafter be used for any purpose other than the parking / manoeuvring of vehicles.

Reason

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

- (ii) Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require a EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or via [Link to Natural Resources Wales website](#)

- (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 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

6. APPLICATION NO. 21/1090/RM - AUSTIN GRANGE, MAES GLAS SOUTH UL, CAERPHILLY, CF83 1LN

Councillor J. Taylor declared a personal and prejudicial interest in [Agenda Item 6 \(Application No. 21/1090/RM\)](#) as he is a friend of the former owners of the site, and he left the meeting when the application was discussed.

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 subject to the conditions contained in the Officer's report, the recommendation in the Officer's report be approved. By way of Microsoft Forms (and in noting there were 9 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) Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require a EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or via [Link to Natural Resources Wales website](#)

- (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 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

- (iv) 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](#);
- (v) The applicant/developer is advised that the required strategy for the protection of reptiles should include, but not be exclusively limited to, a site timing and clearance methodology, identification of receptor site(s), reptile exclusion fencing, habitat management/enhancement, remedial measures and post development monitoring.

- (vi) The applicant/developer is advised that the biodiversity strategy should include, but not be exclusively limited to, working methodologies including timing/phasing for clearance works, wildlife friendly drainage, provision of bird nesting boxes (average one nest box per unit), buffer to water courses, 100mm gaps under all fences and site protection measures for wildlife such as preventing entrapment in trenches etc.

7. APPLICATION NO. 22/0018/RET - CHAMBERS HOUSE, 49 BLACKWOOD ROAD, PONTLLANFRAITH, BLACKWOOD, NP12 2BW

Councillor N. Dix declared a personal interest in Agenda Item 7 (Application No. 22/0018/RET) as an employee of Pobl who provide services to the application site but never by Councillor Dix personally or in the future and therefore he remained in the meeting during consideration of the application.

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 D. Llewellyn spoke on behalf of local residents in objection to the application and Mrs C. Oliver-Thomas (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, the recommendation in the Officer's report be approved. By way of Microsoft Forms (and in noting there were 8 for, 2 against and 1 abstentions) this was agreed by the majority present.

RESOLVED that subject to the conditions contained in the Officer's report the application be GRANTED.

CHAIR'S ANNOUNCEMENT

Before concluding the meeting, Councillor R. Saralis (Chair) highlighted that this was the last Planning Committee meeting of the current electoral term. He placed on record his thanks to Members and Officers for their participation and support during Planning Committee meetings, and extended his best wishes to retiring Members and to those standing for re-election.

The meeting closed at 6.54 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 8th June 2022.

CHAIR