



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 8TH JUNE 2022 AT 5:00 PM

PRESENT:

Councillor R. Saralis – Chair

Councillors:

M. Adams, A. Angel, R. Chapman, N. Dix, G. Ead, J. Fussell, A. Hussey, D. Ingram-Jones, M. Powell, J. Taylor, S. Williams, A. Whitcombe

Cabinet Member: Councillor P. Leonard (Planning and Public Protection)

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 (Team Leader Development Management), A. Pyne (Principal Planner), J. Waite (Principal Planner), E. Rowley (Area Senior Planner), M.W. Jones (Planning Officer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), C. Lamnea (Planning Officer), C. Campbell (Transportation Engineering Manager), L. Cooper (Assistant Engineer), V. Julian (Senior Solicitor), R. Barrett (Committee Services Officer), S. Hughes (Committee Services Officer)

RECORDING, FILMING 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. Due to technical difficulties this meeting was not live-streamed.

CHAIR'S ANNOUNCEMENT

On behalf of the Planning Committee, the Chair expressed his deepest condolences to Councillor B. Miles on the recent loss of her father.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs E.M. Aldworth (Vice-Chair), B. Miles and K. Woodland

2. DECLARATIONS OF INTEREST

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

3. MINUTES – 13TH APRIL 2022

It was moved and seconded that the minutes of the meeting held on the 13th April 2022 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 6 for, 0 against and 4 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee held on 13th April 2022 (minute nos. 1-7) be approved as a correct record.

Councillor A. Whitcombe confirmed that he had abstained from voting on the minutes of the last meeting as he was not a member of the Planning Committee at that time.

4. APPLICATION NO. 21/1215/FULL - CAERPHILLY CASTLE, CASTLE STREET, CAERPHILLY, CF83 1JD

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 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 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](#);
- (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/developer is advised that small areas within the site fall within Flood Zones C2 and B according to Natural Resources Wales Development Advice Map. Further information can be accessed at: [Natural Resources Wales website](#)
- (v) The applicant/developer is advised that the site lies adjacent to a waterbody (Castle moat fed by the Nant Gledyr). Appropriate pollution prevention measures must be implemented during construction works to protect the water environment. Guidance for Pollution Prevention (GPP) documents are available on the [NetRegs website](#)

Particular regard should be had to GPP5 Works and maintenance in or near water. Further pollution prevention advice or support is also available from Natural Resources Wales at:
et.newportcaerphilly&blaenaugwent@cyfoethnaturiolcymru.gov.uk

5. APPLICATION NO. 22/0130/NCC - CEFN CARNAU HOSPITAL, CEFN CARNAU LANE, THORNHILL, CAERPHILLY, CF83 1LX

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 12 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 of the comments of Dwr Cymru/Welsh Water, Natural Resources Wales and Western Power Distribution that are brought to the applicant's attention;
- (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 works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

6. APPLICATION NO. 22/0157/NCC - 9 GWERTHONOR LANE, GILFACH, BARGOED, CF81 8JT

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.

Mr P. Spearman (Local Resident) spoke in objection to the application and Mrs C. Thomas (on behalf of 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, the recommendation in the Officer's report be approved. By way of Microsoft Forms (and in noting there were 12 for, 0 against and 1 abstention) this was agreed by the majority present.

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

7. APPLICATION NO. 22/0341/FULL - LLWYN CAE BUNGALOW, GYPSY LANE, GROESWEN, CARDIFF CF15 7UP

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.

A written representation was read out on behalf of Reverend C. Pingel (Local Resident) in objection to the application and Mr F. Dormer (Applicant) spoke in support of the application.

Following consideration of the application it was moved and seconded that the application be deferred pending further information relating to the submission of documents for the application. By way of Microsoft Forms (and in noting there were 5 for, 8 against and 0 abstention) the motion was declared lost.

It was then moved and seconded that the recommendation for refusal as contained in the Officer's report be approved. By way of Microsoft Forms (and in noting there were 9 for, 3 against and 1 abstention) this was agreed by the majority present.

RESOLVED that for the reasons set out in the Officer's report the application be REFUSED.

The meeting closed at 6.37 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 13th July 2022.

CHAIR