



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 13TH JULY 2022 AT 5:00 PM

PRESENT:

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

Councillors:

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

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

Together with:

L. Lane (Deputy Monitoring Officer), R. Kyte (Head of Regeneration and Planning),
R. Thomas (Planning Services Manager), C. Powell (Team Leader Development
Management), A. Pyne (Principal Planner), E. Rowley (Principal Planner), C. Campbell
(Transportation Engineering Manager), L. Cooper (Assistant Engineer), K. Jennings
(District Environmental Health Officer), 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 live-streamed and 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.

ANNOUNCEMENT

With the permission of the Chair, Councillor M. Adams updated the Planning Committee on the dedication service for the Sirhowy Valley Crematorium which he had attended as the local ward member for Pontllanfraith.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A. Hussey, B. Miles and K. Woodland, together with M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience).

2. DECLARATIONS OF INTEREST

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

3. MINUTES – 8TH JUNE 2022

It was moved and seconded that the minutes of the meeting held on the 8th June 2022 be agreed as a correct record. 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 the minutes of the Planning Committee held on 8th June 2022 (minute nos. 1-7) be approved as a correct record.

4. APPLICATION NO. 21/0203/FULL – LAND AT Y FRON, MOUNTAIN VIEW, PWLLYPANT, CAERPHILLY, CF83 3HW.

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.

During the course of the debate, a point of correction was noted at page 6 of the Officer's report relating to the village store, which had been referenced as a local facility in the report but had since closed. Members were advised by the Case Officer that this correction did not alter the overall assessment of the application or the report's recommendation.

Following consideration of the application it was moved and seconded that subject to the inclusion of an additional condition relating to the construction of a retaining wall and/or similar structures in the interests of residential amenity, together with 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, 1 against and 1 abstention) this was agreed by the majority present.

RESOLVED that the application be:

- (i) DEFERRED to allow the applicants to enter into a Section 106 Obligation to provide 40% provision of Affordable Housing.

On completion of the Section 106 Obligation that:

Planning permission be GRANTED subject to the conditions contained in the Officer's report and the following additional condition:-

Additional Condition (09)

Notwithstanding the submitted plans, prior to the commencement of development, details shall be submitted for the written approval of the Local Planning Authority of any retaining wall(s) and/or similar structures. The retaining wall(s) and/or similar structures shall be constructed in accordance with the approved details prior to the beneficial occupation of the building hereby permitted.

Reason

In the interests of residential amenity in accordance with paragraph 6.9.23 of Planning Policy Wales (Edition 11) and policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Should the Section 106 Obligation agreement not be completed within three months of the resolution to approve, then the Head of Planning and Regeneration be granted delegated powers to refuse the application for failure to comply with Policy CW11 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- (ii) The applicant be advised that SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

From the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area 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

- (iii) The applicant be advised of the comments of The Police Designing out Crime Officer, Dwr Cymru and the Senior Engineer (Drainage).
- (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).
- (v) The applicant be advised that mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.
- (vi) 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](#).

The meeting closed at 6.06 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 August 2022, they were signed by the Chair.

CHAIR