



## PLANNING COMMITTEE

### MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 14<sup>TH</sup> DECEMBER 2022 AT 5:00 PM

#### PRESENT:

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

#### Councillors:

M. A. Adams, A. Angel, R. Chapman, G. Ead, J. Fussell, A. Hussey, D. Ingram-Jones, B. Miles, M. Powell, J. Taylor, A. Whitcombe, S. Williams and K. Woodland.

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

#### Together with:

R. Tranter (Head of Legal Services and Monitoring Officer), R. Thomas (Planning Services Manager), C. Powell (Team Leader Development Management), J. Waite (Principal Planner), J. Burrows (Planning and Enforcement Officer), E. Rowley (Principal Planner), L. Cooper (Assistant Engineer), C. Campbell (Transportation Engineering Manager), V. Julian (Senior Solicitor) and 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.

### 1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor N. Dix.

### 2. DECLARATIONS OF INTEREST

Councillor G. Ead advised the Committee that he had predetermined the planning application in relation to [Agenda Item 5 \(Application No. 22/0251/RET\)](#) and took no part in the debate or vote. Details are also minuted with the respective item.

**3. MINUTES – 9<sup>TH</sup> NOVEMBER 2022**

It was moved and seconded that the minutes of the meeting held on the 9<sup>th</sup> November 2022 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 11 for, 0 against and 4 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 9<sup>th</sup> November 2022 (minute nos. 1-7) be approved as a correct record.

The Planning Committee considered the applications in the order recorded below.

**6. APPLICATION NO: 22/0306/FULL - BARGOED GOLF CLUB, HEOLDDU UCHAF FARM ACCESS, BARGOED, CF81 9GF**

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.

I. Morris (Local Resident) spoke in objection to the application and G. Hardacre (Member of Bargoed Golf Club) 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 be approved. By way of Microsoft Forms (and in noting there were 12 for, 1 against and 2 abstentions) this was agreed by the majority present.

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](#).

**4. APPLICATION NO. 21/1213/FULL - FORMER ST CATHERINE'S CHURCH, GLADSTONE STREET, CROSSKEYS, NEWPORT, NP11 7PA**

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.

Councillor J. Simmonds (Local Ward Member) and N. Abraham (Local Resident) spoke in objection to the application and J. Hurley (Applicant's Agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that the Officer's recommendation be approved. By way of Microsoft Forms (and in noting there were 4 votes for, 9 votes against and 1 abstention) the motion was declared lost.

RESOLVED that: -

- (i) that the application be DEFERRED for a further report for reasons for refusal, based on the lack of on-site parking and highway safety grounds.

**5. APPLICATION NO: 22/0251/RET - LANES RECOVERY LTD, THE SIDINGS BUILDING, ST CENYDD ROAD EAST, TRECENYDD, CAERPHILLY, CF83 2RP**

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.

Councillor G. Ead advised the Committee that he was predetermined in relation to Agenda Item 5 (Application No. 22/0251/RET) and took no part in the debate or vote as a planning committee member.

Councillor G. Ead (Local Ward Member) spoke in objection to the application. The Committee received written representation from J. Lane (Applicant).

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 8 for, 3 against and 1 abstention) this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report, the application be GRANTED.

**7. APPLICATION NO: 22/0758/NCC - FORMER PONTYMISTER SERVICE STATION, NEWPORT ROAD, PONTYMISTER, RISCA**

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.

Councillor B. Owen (Local Ward Member) spoke in objection to the application and R. Chichester (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 be approved. By way of

Microsoft Forms (and in noting there were 11 for, 0 against and 1 abstention) this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report, the application be GRANTED.
- (ii) THE APPLICANT BE ADVISED THAT SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7<sup>th</sup> 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 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)

The meeting closed at 7.10 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 11<sup>th</sup> January 2023, they were signed by the Chair.

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CHAIR