



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 11TH JANUARY 2023 AT 5:00 PM

PRESENT:

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

Councillors:

M. A. Adams, A. Angel, R. Chapman, N. Dix, 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), E. Rowley (Principal Planner), A. Pyne (Principal Planner), L. Cooper (Assistant Engineer), C. Campbell (Transportation Engineering Manager), Maria Godfrey (Team Leader - Pollution Control and Emergency Planning and Resilience), 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

Apologies for absence were received from R. Kyte (Head of Regeneration and Planning) and J. Waite (Principal Planner).

2. DECLARATIONS OF INTEREST

Councillor K. Woodland asked for advice on whether he needed to declare a personal interest in [Agenda Item No. 5 \(Application No. 20/0957/FULL\)](#), as the application was within his ward. The Monitoring Officer advised that there was no interest to declare in

these circumstances, but it was a matter for the Member. Councillor K. Woodland did not declare an interest.

3. **MINUTES – 14TH DECEMBER 2022**

It was moved and seconded that the minutes of the meeting held on the 14th December 2022 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 13 votes for, 0 votes against and 2 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 14th December 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: 22/0443/FULL – LAND AT FORMER CROWN INN, THE CROWN ACCESS ROAD, PONTLLANFRAITH**

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 C. Gordon (Local Ward Member) spoke in objection to the application and D. Parker (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 13 votes for, 0 against and 2 abstentions) this was agreed by the majority present.

RESOLVED that: -

- (i) (A) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following:-

25% provision of Affordable Housing.

- (ii) on completion of the Section 106 Obligation that (B) planning permission be GRANTED subject to the following condition and the conditions contained in the Officer's report.

If the obligation is not completed within three months of the resolution to approve, that 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.

- (iii) the applicant be advised to refer to Public Access on the Council's website to view the comments of the consultees that are brought to the applicant's attention that inform any future details reserved by condition and subsequent reserved matters application. Informative information is also provided.

(iv) NOTE

The applicant be made aware that the proposed scheme includes off site highway works and as such they will need to enter into a legal agreement / licence with the Highway Authority to undertake such works. No works shall be undertaken on or adjacent to the highway until the said agreement/ licence has been completed. The applicant is therefore advised to contact the Highway Development Control as soon as possible once planning permission is granted.

The applicant be made aware that there is a requirement to undertake a TRO (Traffic Regulation Order) to extend the double yellow lines along Trem-Y-Goron, the costs of this order will be borne by the developer and should be completed prior to occupation of the development.

- (v) 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](#)

(vi) NOTIFICATION OF INITIATION OF DEVELOPMENT AND DISPLAY OF NOTICE

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

NOTICE OF INITIATION OF DEVELOPMENT

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

DISPLAY OF NOTICE

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) Legible and easily visible to the public without having to enter the site; and
- (c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

4. PREFACE ITEM APPLICATION NO: 21/1213/FULL – FORMER ST CATHERINE’S CHURCH, GLADSTONE STREET, CROSSKEYS, 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.

Following consideration of the application for the reason given in the Officer’s Preface Report, that the proposed residential development by virtue of the non-provision of off-street car parking, would result in additional on street car parking to the detriment of the effective and efficient use of the local highway network and highway safety. Accordingly, the proposed development conflicts with the requirements of Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 and the guidance contained in Supplementary Planning Guidance LDP 5 – Car Parking Standards, the application be REFUSED. By way of Microsoft Forms (and in noting there were 11 in favour of refusal, 4 in favour of granting and 0 abstentions) the application was refused by the majority present.

RESOLVED that the application be REFUSED.

5. APPLICATION NO. 20/0957/FULL – LAND AT THE OLD FARMHOUSE, PENTREF-Y-GROES FARM LANE EAST, CROESPENMAEN

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 and the inclusion of an additional condition, the recommendation be approved. By way of Microsoft Forms (and in noting there were 15 votes for, 0 votes against and 0 abstentions) this was unanimously agreed.

RESOLVED that: -

- (i) subject to the following condition and the conditions contained in the Officer’s report, the application be GRANTED.

The existing lane (Pentref-Y-Groes Farm Lane East) serving the application site shall be improved in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority before any works commence on the development hereby approved. The improvements shall be completed in accordance with the approved details before the development is brought into beneficial use.

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:
WARNING: SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note 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 Dwr Cymru/Welsh Water.
- (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](#).

The meeting closed at 6.34 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th February 2023, they were signed by the Chair.

CHAIR