



## PLANNING COMMITTEE

### MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 8<sup>TH</sup> FEBRUARY 2023 AT 5:00 PM

PRESENT:

Councillor R. Saralis – Chair

Councillors:

M. A. Adams, A. Angel, R. Chapman, N. Dix, D. Ingram-Jones, B. Miles, M. Powell, J. Taylor, A. Whitcombe and S. Williams.

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), R. Kyte (Head of Regeneration and Planning), M. Godfrey (Team Leader - Pollution Control and Emergency Planning and Resilience), J. Hobbs (Senior Engineer), C. Campbell (Transportation Engineering Manager), Maria Godfrey (Team Leader - Pollution Control and Emergency Planning and Resilience), A. Brown (Environmental Health Officer), 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 Councillors Mrs E. M. Aldworth (Vice Chair), G. Ead, J. E. Fussell, A. Hussey and K. Woodland.

#### 2. DECLARATIONS OF INTEREST

Councillor B. Miles declared a personal and prejudicial interest in [Agenda Item 6 – Application No: 22/0175/NCC - Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY](#), due to having a beneficial interest in a local quarry which could be

considered as a competitor, and left the meeting whilst the application was discussed.

Councillor A. Whitcombe had predetermined Application No: 21/1158/RET - GLJ Recycling Ltd, Chapel Bridge Yard, Chapel Farm Industrial Estate, Cwmcarn, Newport NP11 7NL, due to speaking in objection to the application as a local Ward Member, and did not take part in the subsequent debate or vote.

### 3. **MINUTES – 11<sup>TH</sup> JANUARY 2023**

It was moved and seconded that the minutes of the meeting held on the 11<sup>th</sup> January 2023 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 11 for, 0 against and 0 abstentions) this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee meeting held on 11<sup>th</sup> January 2023 (minute nos. 1-6) be approved as a correct record.

### 4. **APPLICATION NO: 20/1027/OUT - LAND AT GRID REF 314548 202993, DUFFRYN TERRACE, ELLIOT'S TOWN**

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 E. Stenner (Local Ward Member) spoke in objection to the application and C. Duncan-Bance (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 and the inclusion of an additional condition, the recommendation be approved. By way of Microsoft Forms (and in noting there were 8 for, 3 against and 0 abstentions) this was agreed by the majority present.

RESOLVED that: -

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

Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining walls on the site full engineering details and structural calculations for any proposed retaining walls (including any such retaining walls which exceed 1.37m above ground level and which lie within 3.66m of the highway boundary), together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed in writing by the Local Planning Authority. Following construction of the agreed retaining walls additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.

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 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)

- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water and The Coal Authority.

**5. APPLICATION NO: 21/1158/RET - GLJ RECYCLING LTD, CHAPEL BRIDGE YARD, CHAPEL FARM INDUSTRIAL ESTATE, CWMCARN, NEWPORT NP11 7NL**

Councillor A. Whitcombe had predetermined the application, due to speaking in objection to the application as a local Ward Member, and did not take any part in the subsequent debate or vote.

The Planning Case Officer presented the application, updated Members on a further objection and noise report received, 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 A. Whitcombe (Local Ward Member) and S. Rendall (Local Resident) spoke in objection to the application and L. Hughson-Smith (Applicant's Agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that the application be deferred for a site visit. 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: -

- (i) the application be DEFERRED for a site visit.

**6. APPLICATION NO: 22/0175/NCC - GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY**

Councillor B. Miles declared a personal and prejudicial interest, due to having a beneficial interest in a local quarry which could be considered as a competitor, and left the meeting whilst the application was discussed.

The Planning Case Officer presented the application, read out an objection received from Gelligaer Community Council, 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 A. Gair (Local Ward Member) and M. Roberts (Local Resident) spoke in objection to the application and J. Ayoubkani (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 3 for, 6 against and 1 abstention) the motion was declared lost.

RESOLVED that: -

- (i) the application be DEFERRED for a report with reasons for refusal for the Planning Committee to consider.

**7. APPLICATION NO: 20/0316/COU - BRAITHWAITE ENGINEERS LTD, ROWECORD BUILDING, COMMERCIAL STREET, NEWPORT ROAD, PONTYMISTER, RISCA, NEWPORT, NP11 6EY**

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 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, the application be GRANTED.

The meeting closed at 7.03 pm.

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

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CHAIR