

CAERPHILLY COUNTY BOROUGH COUNCIL

NOTICE OF THE DECISIONS FROM THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 12TH APRIL 2023 AT 5.00 P.M.

PRESENT:

Councillors: M. A. Adams, E.M. Aldworth (Vice-Chair), A. Angel, R. Chapman, N. Dix, G. Ead, J. Fussell, A. Hussey, B. Miles, R. Saralis (Chair), J. Taylor, S. Williams and A. Whitcombe.

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

Officers: V. Julian (Senior Lawyer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), E. Rowley (Principal Planner), A. Pyne (Principal Planner), C. Lamnea (Planning Officer), J. Simmons (Planning and Enforcement Officer), L. Cooper (Assistant Engineer), J. Hobbs (Principal Engineer), M. Godfrey (Team Leader - Pollution Control) and S. Hughes (Committee Services Officer).

Also present to speak on applications:

Agenda Item 4 – E. Gegeshidze (Applicant's Agent).

Agenda Item 6 – J. Colliver (Local Resident) and P. Williams (Applicant's Agent).

Agenda Item 9 – J. Janos (Local Resident) and S. Williams (Applicant).

The decisions and declarations of interest are set out below. For further details please refer to the relevant report.

ITEM	SUBJECT	DECISION	VOTE
1.	To receive apologies for absence.	Apologies for absence were received from Councillors D. Ingram-Jones, M. Powell and K. Woodland.	N/A
2.	Declarations of Interest.	<p>Councillor E. M. Aldworth declared a personal and prejudicial interest in <u>Agenda Item 4. Application No. 21/0005/OUT – Land Off Tir Y Wen, Bedwellty Road, Aberbargoed</u>, as family members live in close proximity to the proposed development. She left the meeting whilst the application was discussed.</p> <p>Councillor R. Chapman declared a personal and prejudicial interest in <u>Agenda Item 8. Application No. 22/0997/NCC – Austin Grange, Maes Glas South UL, Caerphilly, CF83 1LN</u>, as a family member works for the applicant. He left the meeting whilst the application was discussed.</p> <p>Councillor J. Taylor declared a personal and prejudicial interest in <u>Agenda Item 8. Application No. 22/0997/NCC – Austin Grange, Maes Glas South UL, Caerphilly, CF83 1LN</u>, as he is a friend of the former owners of the site. He left the meeting whilst the application was discussed.</p>	N/A

		Councillor A. Hussey had predetermined <u>Application No. 23/0097/RET – Rosalyn, 31 King Charles Road, Pentwyn-mawr, Newport, NP11 4HF</u> , due to speaking in objection to the application as a local Ward Member. He did not take part in the subsequent debate or vote.	
3.	To approve and sign the following minutes: - Planning Committee held on 8 th March 2023.	RESOLVED that the minutes of the Planning Committee meeting held on 8 th March 2023 be approved as a correct record.	11 For 0 Against 2 Abstentions
4.	Application No. 21/0005/OUT – Land Off Tir Y Wen, Bedwellty Road, Aberbargoed.	It was moved and seconded that the recommendations in the Officer's report be approved. By way of Microsoft Forms this was agreed by the majority present. RESOLVED that (A) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following:- 10% provision of Affordable Housing. On completion of the Section 106 Obligation that (B) planning permission is granted subject to the conditions contained in the Officers 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.	9 For 2 Against 1 Abstention
5.	Application No. 22/0370/COU – Gwaun Gledyr Isaf Farm, Old Nantgarw Road, Groeswen, Cardiff, CF15 7UN.	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 this was unanimously agreed. RESOLVED that subject to the conditions contained in the Officer's report, the application be GRANTED.	13 For 0 Against 0 Abstentions
6.	Application No. 22/0718/OUT – Trinant Sports And Social Club (CIO), Conway Road, Trinant, Newport, NP11 3JP.	It was moved and seconded that the recommendations in the Officer's report be approved. By way of	8 For 4 Against 1 Abstention

		<p>Microsoft Forms this was agreed by the majority present.</p> <p>RESOLVED that (A) the application be deferred to allow Welsh Ministers to be notified that the Local Planning Authority is minded to grant planning permission for this major residential development which is not in accordance with one or more provisions of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.</p> <p>On the expiry of the period of 21 days beginning with the date on which the Welsh Ministers receive the notification, or the date on which the Welsh Ministers confirm that they do not intend to call-in the application, whichever is the sooner, that (B) the applicants enter into a Section 106 Obligation to provide the following:</p> <p>25% provision of Affordable Housing.</p> <p>On completion of the Section 106 Obligation that (C) planning permission is granted subject to the conditions contained in the Officers report.</p> <p>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.</p>	
7.	Application No. 22/0961/COU – Land At South Wales Motors, St Cenydd Road East, Trecenydd, Caerphilly.	<p>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 verbal confirmation this was agreed by the majority present.</p> <p>RESOLVED that subject to the conditions contained in the Officer’s report, the application be GRANTED.</p>	9 For 4 Against 0 Abstentions
8.	Application No. 22/0997/NCC – Austin Grange, Maes Glas South UL, Caerphilly, CF83 1LN.	<p>It was moved and seconded that subject to the conditions contained in the Officer’s report, the recommendation be approved. By</p>	11 For 0 Against 0 Abstentions

		<p>way of Microsoft Forms this was unanimously agreed.</p> <p>RESOLVED that subject to the conditions contained in the Officer's report, the application be GRANTED.</p>	
9.	<p>Application No: 23/0097/RET – Rosalyn, 31 King Charles Road, Pentwyn-mawr, Newport, NP11 4HF.</p>	<p>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 this was agreed by the majority present.</p> <p>RESOLVED that subject to the conditions contained in the Officer's report, the application be GRANTED.</p>	<p>8 For 4 Against 0 Abstentions</p>
10.	<p>Application No. 23/0114/FULL – 28 Pantglas Industrial Estate, Bedwas, Caerphilly, CF83 8DR.</p>	<p>It was moved and seconded that, subject to the amendment of conditions 4 and 16, the recommendation be approved. By way of Microsoft Forms this was unanimously agreed.</p> <p>RESOLVED that subject to the amendment of the following conditions and the conditions contained in the Officer's report, the application be GRANTED.</p> <p><u>Amended condition 4:</u> Prior to the commencement of the development (other than works to demolish the existing building down to ground level) a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme. REASON: In the interests of public health.</p> <p><u>Amended condition 16:</u> Prior to the commencement of the development (other than works to demolish the existing building down to ground level) a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in</p>	<p>12 For 0 Against 0 Abstentions</p>

		<p>the first planting and/or seeding season following the building being brought into beneficial use of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.</p>	
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