



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 14TH JUNE 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. E. Fussell, A. Hussey, M. Powell, J. Taylor, S. Williams, A. Whitcombe and K. Woodland.

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

Together with:

V. Julian (Senior Lawyer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Team Leader Development Management), E. Rowley (Principal Planner), A. Pyne (Principal Planner), J. Burrows (Planning and Enforcement Officer), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader - Pollution Control), D. McGlynn (Placemaking and Building Conservation Officer) and S. Hughes (Committee Services Officer).

Also present to speak on applications:

Agenda Item 4 – N. Heard (Agent).

Agenda Item 6 – C. Brimble (Local Resident) and Councillor J. Pritchard.

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 D. Ingram-Jones and B. Miles.

2. DECLARATIONS OF INTEREST

R. Kyte (Head of Regeneration and Planning) declared an interest in Agenda Item 5. Application No. 23/0273/FULL – Land At Grid Ref 315481 186875, Park Lane, Caerphilly, as Caerphilly County Borough Council is the applicant and the project stems from the Regeneration Team for which she is Head of Service. She left the meeting whilst the application was discussed. Details are also minuted with the respective item.

3. MINUTES – 17TH MAY 2023

It was moved and seconded that the minutes of the Planning Committee meeting held on the 17th May 2023 be agreed as a correct record. 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 the minutes of the Planning Committee meeting held on 17th May 2023 (minute nos. 1-4) be approved as a correct record.

4. APPLICATION NO. 23/0247/FULL - UNIT 4, HEADS OF THE VALLEYS INDUSTRIAL ESTATE, RHYMNEY

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.

N. Heard (Agent) spoke in relation the application.

Following consideration of the application it was moved and seconded that, subject to the amendment of Condition 16 and the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 14 for, 0 against and 0 abstentions) this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the amendment of Condition 16 and the conditions contained in the Officer's report, the application be GRANTED.

Amended Condition 16

Prior to beneficial occupation of the building hereby approved the details and location of any goods, material, plant or machinery to be stored in the external yard area shall first be submitted for consideration and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the agreed scheme.

REASON: To retain effective control of the development in the interests of the amenity of the area and highway safety in accordance with Policies SP6, CW2 and CW3 of the Caerphilly County Borough Local Development Plan up to 2021.

- (ii) The applicant be advised of the comments of The Transportation Engineering Manager.
- (iii) The applicant be advised that the existing access into the site does not form part of the adopted highway network; therefore, any alterations to it in

terms of amended access points/dropped crossings required to facilitate proposed layout would require the consent of the landowner.

- (iv) 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. Informative information is also provided.
- (v) The applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the [Coal Authority Policy](#) in relation to new development and mine entries.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the [Coal Authority Website](#).

- (vi) 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

- (vii) The applicant be advised:
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.

5. APPLICATION NO. 23/0273/FULL - LAND AT GRID REF 315481 186875, PARK LANE, CAERPHILLY

R. Kyte (Head of Regeneration and Planning) declared an interest as Caerphilly County Borough Council is the applicant and the project stems from the Regeneration Team for which she is Head of Service. She left the meeting whilst the application was discussed.

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.

C. Brimble (Local Resident) spoke in objection to the application and Councillor J. Pritchard spoke in support of the application.

It was moved and seconded that, subject to the conditions contained in the Officer's

report, the recommendation be approved.

An amendment was then proposed and seconded to defer for reasons for refusal, based on the prematurity of the application given that it already has extant permission.

With the approval of the proposer the Chair took the vote on the substantive motion, subject to the conditions contained in the Officer's report, the recommendation be approved, in that Members voting for would be voting for the Officers recommendation and those voting against would be voting to defer for reasons for refusal. By way of Microsoft Forms (and in noting there were 10 for, 2 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 of the comments of Dwr Cymru, Chief Fire Officer, The Council's Environmental Health Officer, Rights of Way Officer, Land Drainage Officer.
- (iii) 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

6. APPLICATION NO. 23/0321/COU - 161 HIGH STREET, BLACKWOOD, NP12 1AA.

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 14 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 6.35 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 12th July 2023, they were signed by the Chair.

CHAIR