



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 16TH AUGUST 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, A. Hussey, B. Miles, 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), M. Godfrey (Team Leader - Pollution Control) and E. Sullivan (Committee Services Officer).

RECORDING, FILMING AND VOTING ARRANGEMENTS

The Chair reminded those present that the meeting was being live-streamed and a recording made available to view via the Council's website, except for discussions involving confidential or exempt items – [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 Councillor N. Dix, G. Ead, J.E. Fussell and J. Simmonds.

2. DECLARATIONS OF INTEREST

Councillor R. Chapman declared a personal and prejudicial interest in relation to [Agenda Item No. 4 - Application No. 22/0072/FULL - Land At Grid Ref 311809 189556, Windsor Way, Abertridwr](#), in that a close family member works for the Applicant. He left the meeting when the item was discussed and took no part in the debate or vote.

3. **PLANNING COMMITTEE HELD ON 14TH JUNE 2023**

It was moved and seconded that the minutes of the Planning Committee meeting held on the 12th July 2023 be agreed as a correct record. By way of Microsoft Forms and verbal confirmation (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 12th July 2023 (minute nos. 1-5) be approved as a correct record.

4. **APPLICATION NO. 22/0072/FULL - LAND AT GRID REF 311809 189556, WINDSOR WAY, ABERTRIDWR**

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.

Members were asked to note that there was a typographical error within the Officer's report which should state that the application was for 152 and not 153 dwellings.

Following consideration of the application it was moved and seconded that subject to an amendment to Condition (10), additional Conditions (19, 20, 21, 22), an additional Advisory Note and 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 0 abstentions) this was unanimously agreed.

RESOLVED that: -

(i) Subject to an amendment to Condition (10), additional Conditions (19, 20, 21, 22), and an additional Advisory Note and the Conditions contained in the Officer's report, the recommendation be APPROVED.

(ii) **Amended Condition 10**

Prior to the commencement of any construction works on site a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Those details shall include:

(a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor structures including furniture, play equipment, refuse or other storage units; and

(b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and

(c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

The development shall be carried out in accordance with the agreed scheme and all planting, seeding, turfing/hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the

completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, 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.

(iii) **Additional Condition (19)**

Prior to the commencement of the development 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 and in accordance with policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

(iv) **Additional Condition (20)**

Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

(v) **Additional Condition (21)**

No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.

REASON: To protect public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

(vi) **Additional Condition (22)**

Notwithstanding the approved plans, prior to the commencement of works on site details of the proposed public open space designed in accordance with the standards set out in Fields in Trust guidance, and the timing of their provision and long term maintenance, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

REASON: To ensure the adequate provision of public open space in accordance with Policy CW10 of the Caerphilly County Borough Local Development Plan up to 2021.

Advisory Notes

- (vii) The applicant be advised that that any off site proposals will require highway licences/agreement and no work shall be undertaken on or adjacent to the adopted highway until such have been agreed in writing and therefore it is advised that the applicant discuss requirements as soon as possible after planning permission is granted.
- (viii) The applicant be advised that the proposed off site works may require a Traffic Regulation Order (TRO) and as such the cost of such order will be borne by the applicant. Full details should be discussed with Highway officers once permission is granted.

Additional Advisory Note

- (ix) The applicant be advised that compliance with condition 22 of this consent will need to be secured via the applicant entering into an Agreement under S106 of the Town and Country Planning Act 1990 upon the successful completion of the purchase of the land. Such an agreement cannot be entered into whilst the Council still owns the land.

The meeting closed at 5.20 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 13th September 2023, they were signed by the Chair.

CHAIR