



## PLANNING COMMITTEE

### MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 7<sup>TH</sup> FEBRUARY 2024 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, 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), A. Pyne (Principal Planner), H. Winsall (Principal Planner), C. Campbell (Transportation Engineering Manager), M. Tanner (Principal Engineer), M. Godfrey (Team Leader - Pollution Control) and S. Hughes (Committee Services Officer).

Also present to speak on applications:

Agenda Item 4 – Councillor S. Kent (Local Ward Member) and R. Roxburgh (Agent).  
Agenda Item 5 – M. Hillier (Local Resident), Councillor A. Whitcombe (Local Ward Member) and M. Carey (Agent).

## 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

An apology for absence was received from Councillor J. Simmonds.

### 2. DECLARATIONS OF INTEREST

Councillor A. Whitcombe declared a personal and prejudicial interest in [Agenda Item 5 – Application No: 23/0364/FULL - Robinson Manufacturing Ltd, The Old Quarry, Cemetery Road, Abercarn, Newport, NP11 5AQ](#), as he had predetermined the application due to speaking in objection as a local Ward Member. He left the meeting whilst the application was discussed. Details are also minuted with the respective item.

### 3. **PLANNING COMMITTEE HELD ON 10<sup>TH</sup> JANUARY 2024**

It was moved and seconded that the minutes of the Planning Committee meeting held on 10<sup>th</sup> January 2024 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 11 for, 0 against and 3 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 10<sup>th</sup> January 2024 (minute nos. 1-4) be approved as a correct record.

### 4. **APPLICATION NO: 23/0771/FULL - CAERPHILLY TRAIN STATION, STATION TERRACE, CAERPHILLY**

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.

The Planning Case Officer verbally advised members that since the preparation of the committee report a new edition of Planning Policy Wales had been published (Edition 12) and in respect of the application before Members there were no implications for determination arising from the new edition.

It was also noted in the report that the Welsh Ministers have received a request to call the application in for their own determination. However, the Welsh Government has not issued a Direction under Article 18(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requiring the Local Planning Authority to notify them prior to issuing any decision. Members were advised that a letter has now been received from the Welsh Government confirming the Welsh Ministers do not intend to call the application in. Members were also provided with a summary of additional issues raised in an objection letter received further to the report.

Councillor S. Kent (Local Ward Member) spoke in objection to the application and R. Roxburgh (Agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an additional condition and the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 8 for, 6 against and 1 abstention) this was agreed by the majority present.

RESOLVED that: -

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

#### Additional Condition

Notwithstanding the submitted details, prior to the commencement of development, a scheme of works for inclusion in the development that reflect the heritage of the site and its surroundings shall be submitted to and agreed in writing by the local planning authority. The scheme shall be installed in full prior to the first beneficial use of the development.

Reason: To ensure the heritage of the local area is appropriately reflected in the development in accordance with policy SP6 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 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 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:  
Ground Investigations  
Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb Coal Authority property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the [Coal Authority Website](#).

Shallow Coal Seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. To check the site for coal mining features on or near to the surface the Coal Authority interactive map viewer allows the viewing of selected coal mining information graphically. To check a particular location either enter a post code or use the mouse to zoom in to view the surrounding area.

- (iv) The applicant be advised that if a new electricity connection or service alteration is required, they will need to make a separate application to National Grid.

**5. APPLICATION NO: 23/0364/FULL - ROBINSON MANUFACTURING LTD, THE OLD QUARRY, CEMETERY ROAD, ABERCARN, NEWPORT, NP11 5AQ**

Councillor A. Whitcombe declared a personal and prejudicial interest as he had predetermined the application due to speaking in objection as a local Ward Member. He 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.

The Planning Case Officer verbally advised members that since the preparation of the committee report a new edition of Planning Policy Wales had been published (Edition 12) and in respect of the application before Members there were no implications for determination arising from the new edition.

M. Hillier (Local Resident) and Councillor A. Whitcombe (Local Ward Member) spoke in objection to the application and M. Carey (Agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an additional condition 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 2 abstentions) this was agreed by the majority present.

RESOLVED that: -

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

Additional Condition

The rating level of noise emanating from the application site shall not exceed the existing background noise level by more than 5dB at any time when measured and calculated at a distance of 1 metre from any elevation of any noise sensitive property when measured and assessed in accordance with BS 4142: 1990, or a more current British Standard if applicable.

REASON: In the interests of the residential amenity of the area in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- (ii) The applicant be advised:  
WARNING:  
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO  
COMMENCEMENT OF THIS DEVELOPMENT.

Please note from 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 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.

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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 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](#).

- (iv) The applicant be advised of the comments of Western Power Distribution, Chief Fire Officer and The Council's Placemaking Officer.

The meeting closed at 7.30 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 6<sup>th</sup> March 2024, they were signed by the Chair.

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CHAIR