



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 11TH AUGUST 2021 AT 5:00 PM

PRESENT:

Councillor R. Saralis – Chair

Councillors:

M. Adams, C. Andrews, J. Bevan, M. Davies, N. Dix, J. Fussell, R.W. Gough, L. Harding, B. Miles, J. Ridgewell, J. Taylor

Cabinet Member: Councillor A. Whitcombe (Sustainability, Planning and Fleet)

Together with:

M. Woodland (Senior Solicitor), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Area Principal Planner), A. Pyne (Principal Planner), E. Rowley (Area Senior Planner), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), R. Barrett (Committee Services Officer)

RECORDING AND VOTING ARRANGEMENTS

The Chair reminded those present that the meeting was being 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 had been received from Councillors E. Aldworth (Vice-Chair), A.G. Higgs, A. Hussey and J. Simmonds.

2. DECLARATIONS OF INTEREST

Councillor C. Andrews declared a personal and prejudicial interest in [Agenda Item No. 6 - 21/0564/COU - Unit 2, Victoria House, Victoria Road, Rhymney, Tredegar, NP22 5NU](#) on the basis of her involvement in a matter involving the applicant's father and a Member of Council, and left the meeting during consideration of this item.

3. MINUTES – 14TH JULY 2021

It was moved and seconded that the minutes of the meeting held on the 14th July 2021 be agreed as a correct record and by way of Microsoft Forms and verbal confirmation (and in noting there were 11 for, 0 against and 0 abstentions) this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 14th July 2021 (minute nos. 1-4) be approved as a correct record.

4. APPLICATION NO. 21/0350/FULL - REDLANDS, THE AVENUE, LLANBRADACH, CAERPHILLY, CF83 3LL

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 the recommendation in the Officer's report be approved, and by way of Microsoft Forms and verbal confirmation (and in noting there were 9 for, 0 against and 1 abstention) 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 that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended).

Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing;

- (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](#).

5. APPLICATION NO. 21/0382/FULL - ANEURIN PARK, HEOL ANEURIN, PENYRHEOL 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.

Following consideration of the application it was moved and seconded that the

recommendation in the Officer's report be approved, and by way of Microsoft Forms and verbal confirmation (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;
- (ii) 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](#).

6. APPLICATION NO. 21/0564/COU - UNIT 2, VICTORIA HOUSE, VICTORIA ROAD, RHYMNEY, TREDEGAR, NP22 5NU

Councillor C. Andrews declared a personal and prejudicial interest and left the meeting during consideration of this item.

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 C. Cuss spoke on behalf of local residents in objection to the application and Mr J. Jones (the applicant) spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to the conditions contained within the Officer's report, together with an additional condition relating to the use of the adjoining café in the interests of highway safety and traffic movement, the recommendation in the Officer's report be approved. By way of Microsoft Forms and verbal confirmation (and in noting there were 10 for, 1 against and 0 abstentions) this was agreed by the majority present.

In accordance with Rule of Procedure 15.5, Councillor J. Bevan wished it recorded that he had voted against the application.

RESOLVED that subject to the conditions contained in the Officer's report and the following additional condition the application be GRANTED.

Additional Condition (07)

Notwithstanding the approved plans, the development hereby approved shall not be carried out until the existing A3 café use at the application site has ceased to trade. The HMO units hereby approved shall not thereafter be occupied concurrently with the A3 café use.

Reason

In the interests of highway safety and to ensure that adequate off street parking is provided in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

The meeting closed at 6:27 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th September 2021.

CHAIR