



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD VIA MICROSOFT TEAMS ON WEDNESDAY, 9TH FEBRUARY 2022 AT 5:00 PM

PRESENT:

Councillor R. Saralis – Chair
Councillor E.M. Aldworth – Vice-Chair

Councillors:

M. Adams, C. Andrews, M. Davies, N. Dix, J. Fussell, L. Harding, A. Hussey, B. Miles,
J. Ridgewell, J. Simmonds, 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), C. Campbell (Transportation Engineering Manager), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader - Pollution Control and Emergency Planning & Resilience), J. Hobbs (Senior Engineer), M.W. Jones (Planning Officer), A. West (21st Century Schools), M. Williams (Interim Head of Property Services), C. Young (Building Consultancy), R. Barrett (Committee Services Officer), J. Lloyd (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 J. Bevan, R.W. Gough and A. Higgs.

2. DECLARATIONS OF INTEREST

There were no declarations of interest received at the commencement or during the course of the meeting.

3. MINUTES – 12TH JANUARY 2022

It was moved and seconded that the minutes of the meeting held on the 12th January 2022 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 13 for, 0 against and 0 abstentions) this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 12th January 2022 (minute nos. 1-6) be approved as a correct record.

4. APPLICATION NO. 21/0922/LA - YSGOL GYMRAEG BRO ALLTA, STRYD GANOLOG, YSTRAD MYNACH, HENGOED, CF82 7XQ

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.

Mr C. Mead and Councillor M. James spoke on behalf of local residents in objection to the application.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, the recommendation in the Officer's report be approved. By way of Microsoft Forms (and in noting there were 11 for, 2 against and 0 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 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](#);
- (iii) The applicant be advised that SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT

From 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring that all new developments of more than one house or where the construction areas 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: The applicant be advised that SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT

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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: [Link to CCBC website - SAB](#)

(iv) the applicant be advised of the following:

1. WARNING - SEPARATE APPROVAL UNDER THE LAND DRAINAGE ACT (1991)/AERPHILLY COUNTY BOROUGH COUNCIL LAND DRAINAGE BYELAWS (2018) REQUIRED: Please note that Caerphilly County Borough Council operate Land Drainage Byelaws and that works on a near a watercourse may require Ordinary Watercourse Consent (OWC). The erection or construction of any Building or Structure within the Byelaws distance is only permitted following written consent from the Lead Local Flood Authority. Planning Permission granted here does not remove the requirement for approval from the Lead Local Flood Authority to be obtained.

You are advised to contact the Lead Local Flood Authority. Their contact details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: [Link to CCBC Website - Consent to work on an ordinary watercourse](#)

(v) 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;

(vi) the applicant be advised of the attached comments from Natural Resources Wales, Senior Engineer (Land Drainage) that are brought to the applicant's attention.

5. APPLICATION NO. 21/1056/COU - 53 SIR IVOR ROAD, PONTLLANFRAITH, BLACKWOOD, NP12 2JL

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.

Mrs K. Arnold-Jones spoke on behalf of local residents in objection to the application and Mr D. Evans (Applicant) spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, the recommendation in the Officer's report 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 conditions contained in the Officer's report the application be GRANTED;
- (ii) The application be advised of the attached comments from the Head of Public Protection that are brought to the applicant's attention.

OFFICER RETIREMENT

Before concluding the meeting, the Chair advised Members that Mr Martin Woodland (Senior Solicitor) would shortly be retiring and so this would be his last meeting of Planning Committee.

Members thanked Mr Woodland for the invaluable support and professional advice that he had provided to the Planning Committee over the past few years, and wished him a very long, happy, and healthy retirement.

The meeting closed at 6.47 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 9th March 2022.

CHAIR