



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 12TH FEBRUARY 2025 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. Simmonds, J. Taylor, S. Williams, A. Whitcombe and K. Woodland.

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

Together with:

L. Lane (Head of Democratic Services and Deputy Monitoring Officer), R. Thomas (Planning Services Manager), C. Powell (Team Leader Development Management), A. Pyne (Principal Planner), L. Berrow (Planning and Enforcement Officer), J. Millson (Planning Officer), L. Cooper (Assistant Engineer), M. Tanner (Principal Engineer - Transport Strategy and Development Control), C. Davis (Environmental Health Officer), S. Hughes (Committee Services Officer) and J. Lloyd (Committee Services Officer).

Also present to speak on applications:

Agenda Item 4 – G. Davies (Local Resident), Councillor A. Gair (Local Ward Member), Councillor H. Pritchard (Local Ward Member) and J. Campion (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 to view 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

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

Councillor B. Miles declared a personal and prejudicial interest in Agenda Item 4 – Application No: 24/0525/FULL - Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY, due to having a beneficial interest in a quarry which could be considered as a competitor. She left the meeting whilst the application was discussed. Details are also minuted with the respective item.

Councillor G. Ead sought advice as the application was within his ward and was advised that there was no interest to declare. He remained in the meeting whilst the application was discussed and took part in the debate and vote.

3. PLANNING COMMITTEE HELD ON 11TH DECEMBER 2024

It was moved and seconded that the minutes of the meeting held on the 11th December 2024 be approved as a correct record. By way of Microsoft Forms (and in noting there were 13 For, 0 Against and 2 Abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 11th December 2024 (minute nos. 1-4) be approved as a correct record.

4. APPLICATION NO: 24/0525/FULL - GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

Councillor B. Miles declared a personal and prejudicial interest due to having a beneficial interest in a quarry which could be considered as a competitor. 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 12.

G. Davies (Local Resident), Councillor A. Gair (Local Ward Member) and Councillor H. Pritchard (Local Ward Member) spoke in objection to the application. J. Champion (Agent) 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 be approved. By way of Microsoft Forms and the Chair's casting vote (and in noting there were 7 For including the Chair's casting vote, 6 Against and 3 Abstentions) this was agreed by the majority.

RESOLVED that: -

- (i) RESOLVED that (A) The application be DEFERRED to allow the applicants to enter into a Section 106 Agreement. (B) On completion of the Agreement, that planning permission be GRANTED subject to the conditions contained in the Officer's report.
- (ii) The applicant be advised of the comments of NRW, Public Health Wales, Fire Officer, Dwr Cymru, Public Rights of Way Officer that are brought to the applicant's attention.

- (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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website.
- (iv) The applicant be advised:
Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require a EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at [Natural Resources Wales Website](#).

5. APPLICATION NO: 24/0838/COU - 15 FIRST AVENUE, TRECENYDD, CAERPHILLY, CF83 2SA

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 12.

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, 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.

6. APPLICATION NO: 24/0829/COU - GILWERN HOUSE RESIDENTIAL HOME, NEWBRIDGE ROAD, PONTLLANFRAITH, BLACKWOOD, NP12 2AX

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 12.

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 1 Abstention) this was agreed by the majority present.

RESOLVED that: -

- (ii) Subject to the conditions contained in the Officer's report the application be GRANTED.

The meeting closed at 6.53 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 March 2025, they were signed by the Chair.

CHAIR