



PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 12TH MARCH 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, 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), H. Winsall (Principal Planner), L. Cooper (Assistant Engineer), M. Tanner (Principal Engineer - Transport Strategy and Development Control), C. Campbell (Transportation Engineering Manager), S. Hughes (Committee Services Officer) and J. Lloyd (Committee Services Officer).

Also present to speak on applications:

Agenda Item 6 – Councillor E. Stenner (Local Ward Member) and J. Driscoll (Agent).

Agenda Item 8 – Councillor C. Morgan (Local Ward Member) and A. Collins (Agent).

RECORDING, FILMING AND VOTING ARRANGEMENTS

The Chair reminded those present the meeting was being live streamed and a recording would be available to view via the Council's website, except for discussions involving confidential or exempt items – [Click Here to View](#). He advised that decisions would be made by Microsoft Forms.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors G. Ead and J. Fussell.

2. DECLARATIONS OF INTEREST

Councillor B. Miles declared a personal and prejudicial interest in Agenda Item 8 – Application No: 24/0895/FULL - Machen Quarry, Commercial Road, Machen, Caerphilly, CF83 8YP, due to being in association with another quarry within the Heidelberg Group. Details are also minuted with the respective item.

3. PLANNING COMMITTEE HELD ON 12TH FEBRUARY 2025

It was moved and seconded that the minutes of the meeting held on 12th February 2025 be approved as a correct record. By way of Microsoft Forms (and in noting there were 11 For, 0 Against and 0 Abstentions) this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee meeting held on 12th February 2025 (minute nos. 1-6) be approved as a correct record.

The Planning Committee considered the applications in the order recorded below.

6. APPLICATION NO: 25/0040/COU - 48 JUBILEE ROAD, ELLIOT'S TOWN, NEW TREDEGAR, NP24 6NY

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.

Councillor E. Stenner (Local Ward Member) spoke in objection to the application and J. Driscoll (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 in noting there were 8 For, 3 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 Environmental Health's Private Sector Housing department have advised that there are insufficient bathroom facilities to accommodate all 5 bedrooms planned in the property. There should be at least another wc and whb, preferably on the first floor. If another wc and whb cannot be provided, then one of the bedrooms will need to be taken out of use and locked or possibly used as a study (or similar) should the fire precautions remain the same.
- (iii) The applicant be advised that the kitchen needs to be provided with a fire blanket and the applicant needs to liaise with the Council's Building Control department on the proposal, to determine whether the proposal requires the installation of sprinkler systems. Thought should be given to the above requirements which stem from the Housing Health and Safety Rating System (HHSRS) which is required to be enforced/ investigated on request of tenants under the Housing Act 2004. Any further advice sought in

relation to the above comments should be directed to the Private Sector Housing team via: privatesectorhousing@caerphilly.gov.uk or 01443 811378.

8. APPLICATION NO. NO: 24/0895/FULL - MACHEN QUARRY, COMMERCIAL ROAD, MACHEN, CAERPHILLY, CF83 8YP

Councillor B. Miles declared a personal and prejudicial interest due to being in association with another quarry within the Heidelberg Group.

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.

Councillor C. Morgan (Local Ward Member) spoke on behalf of residents' objections to the application and A. Collins (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 verbal confirmation (and in noting there were 12 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 of the comments of The Public Rights of Way Officer, NRW, The Fire 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.

4. APPLICATION NO: 24/0331/FULL - LAND WITHIN THE CURTILAGE OF FRONTIER MULTIGATE LTD, BLOCK A, NEWBRIDGE ROAD INDUSTRIAL ESTATE, PONTLLANFRAITH, BLACKWOOD, NP12 2YL

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 13 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:
NOTIFICATION OF INITIATION OF DEVELOPMENT AND DISPLAY OF NOTICE:

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) legible and easily visible to the public without having to enter the site; and
- (c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

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

Please note from the 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 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:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: [Sustainable Drainage Approval Body](#)

- (iv) The applicant be advised that part of the site is within a radon affected area and it is therefore recommended that further advice is sought regarding the impact of this on the development of the site.
- (v) The applicant be advised that if any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the [Coal Authority Website](#).
- (vi) The applicant be advised:
WARNING – SEPARATE APPROVAL UNDER THE LAND DRAINAGE ACT (1991) / CAERPHILLY 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: [Consent to work on an ordinary watercourse](#)

5. APPLICATION NO: 24/0818/NCC - LAND SOUTH OF ABINGDON FLOORING LTD, UNIT 1, PARKWAY, PEN-Y-FAN INDUSTRIAL ESTATE, PEN-Y-FAN

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 verbal confirmation (and in noting there were 13 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:
NOTIFICATION OF INITIATION OF DEVELOPMENT AND DISPLAY OF NOTICE:

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) legible and easily visible to the public without having to enter the site; and
- (c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

- (iii) The applicant be advised:

WARNING:

SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 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 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:

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: [Sustainable Drainage Approval Body \(SAB\)](#)

- (iv) The applicant be advised that the first 1m in width of the grass verge area, which will need to be crossed in order to form the proposed junction, forms part of the adopted highway. It should be noted that there is a requirement for the junction works to be undertaken under an appropriate highway agreement.
- (v) 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.

7. APPLICATION NO: 24/0875/LA - CASTLE COURT, SILVER STREET, PONTYWAUN, NEWPORT, NP11 7DY

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 12 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 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.
- (iii) The applicant be advised:
WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 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 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:

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: [Sustainable Drainage Approval Body \(SAB\)](#)

- (iv) The applicant be advised that prior to any demolition that an asbestos survey is undertaken to identify and dispose of any asbestos containing material in accordance with the control of asbestos regulations 2012.

The meeting closed at 6.30 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 14th May 2025, they were signed by the Chair.

CHAIR