



## **PLANNING COMMITTEE**

### **MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 14<sup>TH</sup> MAY 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, M. Powell, J. Taylor and S. Williams.

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

#### **Together with:**

V. Julian (Senior Lawyer), R. Thomas (Planning Services Manager), C. Powell (Team Leader Development Management), H. Winsall (Principal Planner), J. Simmons (Planning and Enforcement Officer), L. Cooper (Assistant Engineer), C. Campbell (Transportation Engineering Manager), M. Godfrey (Environmental Health, Community Safety, Emergency Planning and Resilience Manager) and S. Hughes (Senior Committee Services Officer).

## **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**

Apologies for absence were received from Councillors J. Fussell, A. Hussey, B. Miles, J. Simmonds, A. Whitcombe and K. Woodland.

### **2. DECLARATIONS OF INTEREST**

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

### **3. PLANNING COMMITTEE HELD ON 12TH MARCH 2025**

It was moved and seconded that the minutes of the meeting held on the 12<sup>th</sup> March 2025 be approved as a correct record. By way of Microsoft Forms (and in noting there were 9 For, 0 Against and 1 Abstention) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 12<sup>th</sup> March 2025 (minute nos. 1-8) be approved as a correct record.

### **4. APPLICATION NO: 24/0205/RET - LAND EAST OF PARC MAES, TY GAWLA ISAF TO RHYMNEY RIVER, CEFN MABLY, CARDIFF, CF3 6LP**

This application was withdrawn.

### **5. APPLICATION NO: 24/0923/NCC - DAN Y GRAIG WORKS, DAN Y GRAIG ROAD, RISCA**

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 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 the proposed development will not directly affect the Public Rights of Way, but the applicant should be made aware of the existence of RISC/FP39/1, RISC/FP107/1, RISC/RBW108/1, and RISC/RBW109/1 and the need to maintain public access and safety at all times. If any Public Right of Way is to be utilised by construction traffic, appropriate signage must be erected advising the public (Chapter 8 of the Traffic Safety Measures and Signs for Road Works and Temporary Situations), and banksmen utilised during plant movement to ensure the safety of the public. The applicant is reminded that it is an offence to obstruct a Public Right of Way. There are several Public Rights of Way in the area of this application. The planning permission does not authorise the stopping up or diversion of the Public Rights of Way. The Public Rights of Way may be stopped up or diverted by Order under section 257 of the Town and Country Planning Act 1990, provided that the order is made before the development is carried out, but this process is independent of the planning process and as such the applicant is advised to contact the Rights of Way Officer. If the public rights of way are obstructed before the Order is made, the order cannot proceed until the obstruction is removed. Should the applicant require further information regarding their responsibilities to the Public Rights of Way, they are requested to contact the Rights of Way Officer.

**6. APPLICATION NO: 25/0156/NCC - LAND AT GRID REF 318082 197935, CENTRAL AVENUE TO GROVESIDE ROAD, OAKDALE**

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 9 For, 1 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:  
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 of 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: [Sustainable Drainage Approval Body](#)

- (iv) The applicant/developer be advised that that biodiversity conservation and enhancement measures should be considered at reserved matters stage including the following:
- \* the use of native species and local provenance in the landscaping scheme;
  - \* diverse species mixes for open/amenity areas of grassland, with an appropriate management plan;
  - \* landscaping to include rich-in-diversity boundaries such as hedgerows or tree lines;
  - \* refugia/nesting site for birds, bats and hedgehog throughout the development (minimum 25 bird boxes; to incorporate at least 3 No. 3-chamber sparrow terrace boxes, note that a 3-chamber box will count as 3 boxes in the total count);
  - \* provision of refugia such as deadwood/log piles etc; and
  - \* 100mm high continuous gaps under all fence panels.

The meeting closed at 5.33 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 11<sup>th</sup> June 2025, they were signed by the Chair.

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CHAIR