

**MINUTES OF THE SPECIAL PLANNING & LICENSING COMMITTEE MEETING HELD ON  
16<sup>TH</sup>. MARCH 2016.**

**Present:** Councillor J Criddle ( Chair )

Councillors A Farina-Childs, D Davies, Z Hammod, J Edwards, P Cook & M Veater MBE

**1. Apologies for Absence**

Apologies were received from Councillors W Baber, M Gwynne, C Erasmus & G Hale

**2. Declarations of Interest**

No Declarations of Interest were made at this point.

**3. To Consider Town Council's response to the Replacement Caerphilly C.B.C. Development Plan up to 2031**

The Chair reported that he had studied the documents in some detail as they affected Blackwood, and reiterated what he had reported to Town Council.

The specific designations that appear to require a response from Town Council are –

H1.14 Cwmgelli Farm site, which had been designated for housing and given an indicative allocation of 120 houses.

He reminded members that a fairly recent application was made for housing on this site, and that it was logical to reiterate our opposition, and maintain the same reasoning ie. the development would be visibly obvious, as anyone glancing towards the Maes Manor would observe when crossing the Chartist Bridge. It, therefore, represents a potentially damaging intrusion into open countryside to the north of Blackwood, and erodes the green gap between Blackwood & Argoed.

Councillor P.Cook reported there was an ongoing objection by the developers against C.C.B.C. for late determination on this application, and that she had been called to attend a hearing on same.

Councillor Criddle explained this was a totally separate issue and should not be confused with this LDP Review.

The Clerk did, however, agree to forward Town Council's response to the original planning application.

H1.15 Land at Pencoed Fawr Farm, north west of Grove Park has also been designated for housing and given an indicative allocation of 300 houses.

He stated that whilst this will obviously be of concern for those living in the area, it might be tactically useful to propose an extension of H1.15, north and/or east,( recognising the need for additional houses as identified in the LDP ), to accommodate an additional 120 houses, being less damaging visually than H1.14

Blackwood Golf Club was previously outside the settlement boundary, effectively in open countryside and thus having a degree of protection from development. Under the amended plan, however, Blackwood Golf Course lies within the settlement boundary, and moreover is undesignated, appearing on the map as a white area. The concern would be there would be no presumption against an application for housing development, the protection for the open area would be lost, albeit the wooded area in the middle of the course is protected under NH3.68 ( nature protection )

He also identified that there appears to be no protected designation for Plasmawr Fields on Map 20, which again might mean no presumption against an application for housing development, and this should again be queried.

The remaining housing designations in the Blackwood area are H1.11 Thorncombe Road, H1.12 Former Blackwood Junior School and H1.13 Former Youth Club Site, all of which are currently being developed.

Much discussion took place on the matters identified by the Chair, and it was agreed to *recommend* to Town Council that our response to the consultation should be as follows –

Blackwood Town Council wish to oppose ( consistent with our previous opposition ) the designation of site H1.14 Cwmgelli Farm for housing, having particular regard to policy CW9 ( the site has no significant value as ... an area of visual amenity ) and policy CW4A ( development proposals would have no acceptable impact on the amenities of adjacent properties or land ). There might also be potential conflict with policy HPG2.

To ensure adequate housing provision in the area, consideration might be given to extend H1.15 north and/or east to accommodate 420 houses, as it would be less damaging visually than H1.14.

We also express concern at the inclusion of Blackwood Golf Course within the settlement boundary, and its designation as a white area, as this affords no protection against future applications for housing development.

Furthermore, we are concerned to note on Map 20 that the Plasmawr Fields were designated a white area, and would request they be designated as recreation space.