



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 20TH DECEMBER, 2017

PRESENT: Councillor C Tovey (In the Chair)

Councillors J Amos, D Chaplin, M Colbran, E Galsworthy,
K Gibbs, C T Jones, J Thomas and S Thomas

Judith Jones (Head of Planning and Countryside), Geraint
Morgan (Solicitor) and Huw Roberts (Group Leader
Development Control) and Matthew Phillips (Democratic
Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
585	Apologies for absence	Apologies for absence were received from Councillor H Barrett and Councillor Gareth Lewis.
586	Declarations of Interest	Councillor Ernie Galsworthy declared a personal and prejudicial interest in Item 4 as he is a member of the Bedlinog Community Council. Councillor Clive Tovey declared a personal and prejudicial interest in Item 6 as he is a Consultant at Prince Charles Hospital.
587	Planning and Regulatory Fact Finding Visit Minutes, Thursday, 23 November 2017	The minutes of the Fact Finding Visit held on 23 November 2017 be accepted as a correct record.
588	P/17/0276 - Bontnewydd Hotel, High Street, Trelewis, Treharris, CF46 6AB	<i>Conversion of former Bontnewydd Hotel to 9 self-contained flats with associated external works and car parking provision</i>

		<p>Councillor E Galsworthy left the meeting after declaring his interest in this item.</p> <p>The Planning Officer introduced the item and explained to the committee that points raised at the Fact Finding Visit did not highlight any new issues that would change the original recommendations as outlined in the report.</p> <p>The following questions were raised by the committee and were responded to by the appropriate Planning Officer.</p> <ul style="list-style-type: none"> • If this was a new development would the parking provision be adequate • Has any consideration been given to the air quality in the area due the dense traffic at peak times • Has an assumption been made that 6 parking spaces is adequate due to the good public transport links • In relation to the bat survey, what happens if Natural Resources Wales (NRW) refuse the licence <p>After consideration by the committee it was RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Planning and Countryside, the application be approved subject to the conditions as outlined in the report.</p>
589	P/17/0281 - 17 Ivor Terrace, Dowlais, Merthyr Tydfil, CF48 3SW	<p><i>Conversion of dwelling into one bedroom flat and three bedroom maisonette (to include external alterations)</i></p> <p>Councillor E Galsworthy returned to the meeting.</p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>The following questions were raised by the committee and were responded to by the Planning Officer</p> <ul style="list-style-type: none"> • What is the access and egress for the ground floor flat • Councillor D Hughes requested this item be brought to committee, can you confirm what the reasons were for the request. • What was the basis for the letter of objection that was received in relation to the application • With one door for each property and one property with 3 bedrooms will the windows provide a fire escape

		<p>After consideration by the committee it was RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Planning and Countryside, the application be approved subject to the conditions as outlined in the report.</p>
590	<p>P/17/0286 - Prince Charles Hospital, Gurnos Road, Gurnos, Merthyr Tydfil, CF47 9DT</p>	<p><i>Proposed entrance lobbies, extensions to Hydrotherapy pool, plant rooms, MRI building, double height atrium space and trauma lift.</i></p> <p>Due to Councillor C Tovey declaring an interest in this item and the Vice Chair giving his apologies for the meeting a vote was taken to appoint Councillor C Jones Chair for this item.</p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>After consideration by the committee it was RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Planning and Countryside, the application be approved subject to the conditions as outlined in the report.</p>
591	<p>P/17/0300 - Appin, Fair View Estate, Old Winch Fawr Road, Swansea Road, Merthyr Tydfil, CF48 1HW</p>	<p><i>Enlarged dormer to front elevation.</i></p> <p>Councillor C Tovey returned to the Chair.</p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>After consideration by the committee it was RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Planning and Countryside, the application be approved subject to the conditions as outlined in the report.</p>
592	<p>P/17/0324 - 5 Woodland Drive, Aberfan, Merthyr Tydfil, CF48 4PX</p>	<p><i>Felling of two Ash trees subject of Tree Preservation Order 2001 (No. 8)</i></p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>The following questions were raised by the committee and were responded to by the Planning Officer.</p> <ul style="list-style-type: none"> • Can you clarify where the trees in question are situated on the aerial photograph <p>After consideration by the committee it was RESOLVED that:</p>

		In accordance with the recommendation of the Head of Planning and Countryside, the application be approved subject to the conditions as outlined in the report.
593	P/17/0327 - B & Q, Cyfarthfa Retail Park, Swansea Road, Merthyr Tydfil	<p><i>Erection of 2 fence mounted signs (internally illuminated)</i></p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>The following questions were raised by the committee and were responded to by the Planning Officer.</p> <ul style="list-style-type: none"> • It states in the report that Councillor G Thomas has requested that the application be reported to this Committee due to concerns over the economic vibrancy of the County Borough, is this a planning issue • If this application is refused are B&Q likely to win on appeal • Would the application be more favourable if the signs weren't internally illuminated • Would the signs be visible from the A470 and the conservation area <p>After consideration by the committee it was RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Planning and Countryside, the application be refused as outlined in the report.</p>
594	P/17/0328 - Land Between Glasier Road and Highland View, Twynirodyn, Merthyr Tydfil	<p><i>Engineering operation to provide a new surfaced footpath and replacement of damaged gates and fence</i></p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>After consideration by the committee it was RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Planning and Countryside, the application be approved subject to the conditions as outlined in the report.</p>
595	P/16/0367 - Appeal Decision	<p>RESOLVED that:</p> <p>Appeal Decision P/16/0367 be received.</p>
596	Delegated Report	<p>RESOLVED that:</p> <p>The Delegated Report be received.</p>

597	Any Other Business Deemed Urgent by the Chair	The Chair advised that there was no business deemed urgent and closed the meeting.
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