



MERTHYR TYDFIL
County Borough Council
Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL

MINUTES OF MEETING

PLANNING , REGULATORY AND LICENSING COMMITTEE MEETING

WEDNESDAY, 16TH SEPTEMBER, 2015

PRESENT: Councillor C T Jones (In the Chair)

Councillors H Barrett, T Chaplin, A Jones, W R Smith, G Lewis,
S Slater, L E Smart and S Williams

Officers:

Huw Roberts (Group Leader Development Control), David Cross
(Principal Planning Officer) and Fran Donnelly (Solicitor)

Karen Vokes (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
427	Apologies for absence	Apologies for absence received from Councillors B Mansbridge and E Galsworthy.
428	Declarations of Interest	No declarations of interest were made.
429	P/15/0087 - Blanche House, Blanche Street, Dowlais, Merthyr Tydfil	Erection of a dwelling. RESOLVED that: A Fact Finding site visit be convened. Members requested that Officers from the Highways section be in attendance. The Fact Finding site visit be held as late as possible in the day in order that Members are able to see the traffic congestion within the area that is being referred to by the residents.

430	P/15/0169 - Land at Cwmbargoed, Bogey Road, Mountain Hare, Merthyr Tydfil	<p>Construction of solar photovoltaic park with associated infrastructure, including access tracks, inverter stations, transformer, switch gear, DNO cabinet , fencing and security cameras.</p> <p>Since publication of the agenda, D Cross advised Members that they have now received a response from Caerphilly County Borough Council indicating they do not have any objections. He advised that this application borders the boundary to Caerphilly's Authority as there is a small stretch of an access track from the main road leading to the site which forms part of a separate application being considered by Caerphilly Council.</p> <p>He further advised the Committee that a Section 38 Agreement has now been applied for to the Welsh Government to carry out works on common land and as a result the Commoners Association has withdrawn its objection.</p> <p>RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Town Planning, the planning application be approved subject to the conditions outlined in the report.</p>
431	P/15/0206 - 22 Aberfan Road, Aberfan, Merthyr Tydfil	<p>Change of use of ground floor and basements to 2 No. two bedroom flats, and external alterations.</p> <p>RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Town Planning, the Planning Application be approved subject to the condition outlined in the report.</p>
432	P/15/0222 - Land off Gelligaer Road, Trelewis, Treharris	<p>Erection of 14 houses (re-plan of plots 120, 122-135 following planning permission P/13/0191).</p> <p>Councillor L Smart queried whether the Bedlinog Community Council is still being consulted on applications within the Trelewis/Bedlinog area. H Roberts advised that he would check and advise Councillor Smart.</p> <p>RESOLVED that</p> <p>In accordance with the recommendation of the Head of Town Planning, the Planning Application be approved subject to the conditions outlined in the report and the applicant (and anyone else with interest in the land) entering into a Section 106 Agreement.</p>
433	Supplementary Planning Guidance on the Design of Householder Development	<p>RESOLVED that:</p> <p>The Planning, Regulatory and Licensing Committee approves the post consultation version of "Supplementary Planning Guidance Note No. 6 - A Design Guide for</p>

		Householder Development" as part of the adopted planning policy framework.
434	P/15/0091 - Appeal Received	The contents were noted by the Planning Committee.
435	P/14/0245 - Appeal Decision	The contents were noted by the Planning Committee.
436	Delegated Decision Report List - 1st July to 31st August 2015	The contents were noted by the Planning Committee.
437	Any Other Business as Deemed Urgent by the Chair	The Chair advised that there was no business deemed urgent.