



Cyngor Bwrdeistref Sirol  
MERTHYR TUDFUL  
MERTHYR TYDFIL  
County Borough Council

## MINUTES OF MEETING

# PLANNING , REGULATORY AND LICENSING COMMITTEE MEETING

WEDNESDAY, 20TH JULY, 2016

**PRESENT:** Councillor C T Jones (In the Chair)

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

Judith Jones (Head of Planning and Countryside), Geraint Morgan (Solicitor), Huw Roberts (Group Leader Development Control), David Cross (Principal Planning Officer) and Beth Melhuish (Corporate Communications)

Mair Morgan (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
213	Apologies for absence	Apologies for absence were received from Councillor B E Mansbridge and L E Smart.
214	Declarations of Interest	No Declarations of Interest were made.
215	P/15/0264 - Fernhill Bungalow, Pontsarn Road, Pontsarn, Merthyr Tydfil	<b>Application</b> <i>Change of use of land for the keeping of horses, erection of stable and barn buildings, reinstate existing pond and engineering work (land profiling) (Retrospective)</i>  Huw Roberts led the Committee in detail through the report.  <b>Resolved that:</b>

		In accordance with the recommendation of the Head of Planning the Planning Application <b>be refused</b> for the reason as outlined in the report.
216	P/16/0001 - Morlais Medical Centre, Berry Square, Dowlais, Merthyr Tydfil	<p><b>Application</b></p> <p><i>Single storey rear extension</i></p> <p>Huw Roberts led the Committee through the report.</p> <p><b>Resolved that:</b></p> <p>In accordance with the recommendation of the Head of Planning the Planning Application <b>be approved</b> subject to the conditions as outlined in the report.</p>
217	P/16/0003 - Morlais Medical Centre, Berry Square, Dowlais, Merthyr Tydfil	<p><b>Application</b></p> <p><i>Change of use of part of the building to a Pharmacy (A1 use class), creation of new entrance with canopy and footpath and installation of new external air condenser unit.</i></p> <p>Huw Roberts led the Committee through the report and circulated a letter of objection that had been received after the publication of the agenda.</p> <p>Huw Roberts then referred to the report – Planning Considerations – Page 12, paragraph 3 and advised that the agent had recently provided confidential financial information which highlighted that retail sales amount to less than 2% of the total business of Pearn’s Pharmacy. He stated that this additional information did not change the recommendation.</p> <p>A Member then recommended that a Fact Finding Site Visit be convened to consider the siting of the premises from a highway safety perspective.</p> <p>Another Member recommended that a representative from the Economic Development Department be invited to attend in relation to the commercial impact of the proposal.</p> <p><b>Resolved that:</b></p> <p>A Fact Finding Site Visit be convened and that the appropriate Officers from the Planning, Highways and Economic Development Departments be invited to attend.</p>
218	P/16/0048 - Land north of Swan Street (former Police Station and Hollies Health Centre Site), Merthyr Tydfil	<p><b>Application</b></p> <p><i>Construction of a new Bus Station and Public Realm Improvements through the provision of hard and soft landscaping and associated works</i></p> <p>Huw Roberts led the Committee through the report and circulated a letter of objection that had been received after the publication of the agenda.</p>

		<p>Huw Roberts then addressed and responded to the objections raised in the letter in respect of the issue raised concerning the lack of consideration of the impact of the proposal on the setting of the Town Centre Conservation Area, Huw Roberts stated the following:</p> <p>'Finally the agent has pointed out that the impact of the development on the setting of the Town Centre Conservation Area should be assessed in line with Policy BW6. This policy is referenced in the report as being relevant to the determination of the application. Committee will also note that the Design, Heritage and Conservation Officer has raised no objection on these grounds. The report also highlights that the proposal would undoubtedly have a hugely positive impact on the appearance of the area. Therefore, given that Policy BW6 was taken into consideration when arriving at this conclusion, it is considered the impact on the setting of the conservation area has been fully considered. If there is any doubt, it is considered that the redevelopment of this site, which was once occupied by a visually unattractive police station and health centre, with an impressively designed bus station building and public realm, would without doubt have a positive impact on the setting of the conservation area'</p> <p>The following questions were then raised by the Committee and were responded to in detail by the Officers:</p> <ul style="list-style-type: none"> <li>• Access from the Bus Station to the Town Centre</li> <li>• Newsagent / Café Facilities</li> </ul> <p><b>Resolved that:</b></p> <p>In accordance with the recommendation of the Head of Planning the Planning Application <b>be approved</b> subject to the conditions as outlined in the report.</p>
219	P/16/0108 - The Wern, Ynsyfach Road, Merthyr Tydfil	<p><b>Application</b></p> <p><i>Retention of Spectator Stands with associated toilet facilities and concrete path, erection of training building, installation of artificial training surface, erection of floodlights and dug outs, creation of hard surfaced parking areas and two new access points</i></p> <p>Judith Jones led the Committee through the report.</p> <p><b>Resolved that:</b></p> <p>In accordance with the recommendation of the Head of Planning the Planning Application <b>be approved</b> subject to the conditions as outlined in the report.</p>
220	P/16/0109 - Rock UK Adventure Centres Ltd, Summit Centre, The Old Drift Mine, Trelewis	<p><b>Application</b></p> <p><i>Redevelopment of existing facility including the erection of a two storey extension to the Northern elevation of the building to provide short stay accommodation, associated conference facilities, dining hall and kitchen; the erection of</i></p>

		<p>a single storey extension to the Western elevation to provide a café with an outside children's play area, toilets and staff offices; internal alterations which include the creation of two residential apartments for the temporary accommodation of resident instructors and the relocation of the gymnasium; re-cladding of existing buildings, changes to external areas to provide new pumping station, secure storage areas, LPG storage, alternative car parking layouts and new swamp play and activity area</p> <p>David Cross led the Committee through the report.</p> <p><b>Resolved that:</b></p> <p>In accordance with the recommendation of the Head of Planning the Planning Application <b>be approved</b> subject to the conditions as outlined in the report.</p>
221	<p>Additional Item: P/16/0061 - Land adjacent to former Mardy Hospital Site, North East of Milbourne Close, Merthyr Tydfil</p>	<p><b>Additional Item</b></p> <p>The Committee were circulated with a copy of the additional item.</p> <p><b>Application</b></p> <p><i>Construction of an Embankment (Engineering Works) and provision of a Drainage Ditch.</i></p> <p>Huw Roberts led the Committee through the report.</p> <p>A Member then recommended that a Fact Finding Site visit be convened to consider the visual impact of the development and drainage issues.</p> <p><b>Resolved that:</b></p> <p>A Fact Finding Site Visit be convened and that the appropriate Officers from the Planning, and Engineering Departments be invited to attend.</p>
222	<p>P/16/0010 - Appeal Received</p>	<p><b>Resolved that:</b></p> <p>The Appeal Decision be received.</p>
223	<p>P/16/0021 - Appeal Received</p>	<p><b>Resolved that:</b></p> <p>The Appeal Decision be received.</p>
224	<p>Delegated Report List - 1st to 30th June 2016</p>	<p><b>Resolved that:</b></p> <p>The Delegated Decision Report List for the period 1 to 30 June 2016 be received.</p>
225	<p>Any Other Business as Deemed Urgent by the Chair</p>	<p>The Chair advised that there was no business deemed urgent.</p>