



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 31ST OCTOBER, 2018

PRESENT: Councillors H Barrett (Chair)
C Tovey (Vice-Chair)

Councillors J Amos, D Chaplin, E Galsworthy, K Gibbs, G Lewis,
J Thomas and S Thomas

Officers:

J Jones (Head of Planning and Countryside), G Morgan
(Solicitor) and M Phillips (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
486	Apologies for absence	Apologies for absence received from the following committee members: Councillor M Colbran and Councillor C Jones.
487	Declarations of Interest	No Declarations of Interest were received.
488	P/18/0199 - 34 Clos Penderyn, Ynysfach, Merthyr Tydfil	<p><i>Change of use from dwelling (C3 use class) to house of multiple occupation (HMO)(C4 use class) (Retrospective Application)</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"> • Is it correct that the application went ahead without planning consent • Concerns were raised that the property is not registered with Rent Smart Wales. Can this be added as a Planning Condition if the application was to be approved • Could Planning Officers add an advisory rather than a Planning Condition • Are there any other Houses of Multiple Occupancy (HMO) properties on the estate • Anti-Social Behaviour is currently a Police and Communities Together (PACT) priority in the area and allowing a HMO has raised concerns with the local residents as we are setting a precedent • Concern was raised that the Environment Officer failed to respond to the consultation in relation to the application • What classes as an acceptable HMO • Are there any standards set out for an acceptable HMO • Concerns were raised in relation to parking as there are no pedestrian areas on the estate • Has the applicant benefiting from submitting a retrospective planning application as opposed to submitting an application prior to the change of use <p>Councillor David Chaplin moved that a site visit be called in relation to this application.</p> <p>Resolved that:</p> <p>A Fact Finding Site Visit be convened and that the appropriate officers from Planning and Highways Department be invited to attend.</p>
489	P/18/0257 - Land North Of Pant Industrial Estate, Bryniau Road, Pant, Merthyr Tydfil	Application P/18/0257 was withdrawn after the report was printed and therefore the application will not be determined.
490	Appeal Received - P/18/0179	Resolved that: Appeal P/18/0179 be received.
491	Appeal Received - P/18/0192	Resolved that: Appeal P/18/0192 be received.

492	Delegated Report	Resolved that: Delegated report be received.
493	Any Other Business Deemed Urgent by the Chair	The Chair advised that there was no business deemed urgent and closed the meeting.