



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 28TH NOVEMBER, 2018

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

Councillors J Amos, D Chaplin, M Colbran, C T Jones, G Lewis,
J Thomas and S Thomas

Officers:

J Jones (Head of Planning and Countryside), G Morgan
(Solicitor), H Roberts (Group Leader Development Control),
D Cross (Principal Planning Officer) and M Phillips (Democratic
Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
573	Apologies for absence	Apologies for absence received from the following committee members: Councillor E Galsworthy and Councillor K Gibbs.
574	Declarations of Interest	Councillor C Tovey declared his interest in Item 9 as he is the Local Authority Governor at Ysgol-Y-Graig School. As a Local Authority representative he currently has dispensation to speak and vote. Councillor H Barrett declared his interest in Item 9 as a Governor at Ysgol-Y-Graig and currently has dispensation to speak and vote.
575	Minutes of meeting Tuesday, 13 November 2018 of	The minutes of the Planning and Regulatory Fact Finding Visit held on 13 th November 2018 – 34 Penderyn Close, Ynysfach, Merthyr Tydfil be accepted as a correct record.

	Planning and Regulatory Finding Visits	Fact
576	P/18/0199 - 34 Penderyn Close, Ynysfach, Merthyr Tydfil, CF48 1AS	<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 report and presentation.</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"> • Are there several other 4 bedroom properties on the estate, it is a concern that this is a retrospective application. • Concerns were raised that the property is still not Rent Smart Wales registered. • Who is responsible within the authority for checking that rental properties are registered with the relevant agencies • If another application was received would the housing department be consulted <p>After consideration by the committee, it was Resolved that:</p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application be approved subject to the condition outlined in the report.</p>
577	P/18/0242 - Former Ysgol Santes Tudful School, Queens Road, Twynrodyn, Merthyr Tydfil	<p><i>Residential Development</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"> • This application has varied on a number of occasions, can you please indicate where the additional houses have been placed • Concerns were raised about the staggered layout of the properties and the two access roads for the site • Clarification was sort in relation to the term 'Appropriate Boundary Treatments' • The access roads are currently very narrow, will they be widened or a one way system introduced

		<ul style="list-style-type: none"> Concerns were raised about the access road near the property 'The Mount' as access to their driveway is in close proximity. Due to the increase in traffic would highway safety be an issue <p>After consideration by the committee, it was Resolved that:</p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application be approved subject to the conditions outlined in the report and the applicant (and anyone else with an interest in the land) Entering into a Section 106 Agreement</p>
578	P/18/0286 - Plot 5 & 10, Pengarnddu Industrial Estate, Dowlais, Merthyr Tydfil, CF48 2TA	<p><i>Change of use of renewable energy facility with biomass boiler fuelled by virgin wood to renewable energy facility with biomass boiler fuelled by waste wood.</i></p> <p>After consideration by the committee, it was Resolved that:</p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application be approved subject to the condition outlined in the report.</p>
579	P/18/0287 - St Margaret's Spiritualist Church, Lower Thomas Street, Merthyr Tydfil, CF47 0BY	<p><i>Refurbishment of existing building and conversion to a house of multiple occupation</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"> Concern was raised about the number of Houses of multiple occupation (HMO) in the surrounding area and the limited parking available to residents. <p>Councillor John Thomas 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>
580	P/18/0288 - St Margaret's Spiritualist Church, Lower Thomas Street, Merthyr Tydfil, CF47 0BY	<p>This Item was not heard as it is subject to the Fact Finding Visit requested in the previous item.</p>

581	P/18/0311 - Former Vaynor and Penderyn School Site and Godre'r Coed Playing Field Site, Cefn Coed, Merthyr Tydfil	<p><i>Construction of a new Primary School on the former school site and provision of internal access road, car park and games area on part of the Godre'r Coed playing field site</i></p> <p>The Planning Officer introduced the item and led the committee through the report and the power point presentation. The Planning Officer also highlighted an email that was distributed to the committee from a member of the public raising number of concerns in relation to the application.</p> <p>The following questions were raised by the committee and responded to in detail by the planning officer.</p> <ul style="list-style-type: none"> • Confirmation was sought in relation to whether the application complies with the safe route to schools policy • Will the current retaining wall be removed and if so can you provide the committee with the estimated height and length of the new retaining wall • Is there any evidence that the traffic generated by Cyfarthfa park has been discounted in the transport assessment • Will the construction of the school lead to Compulsory Purchase Orders of residential dwellings • Clarification was sought in relation to a statement contained in the email received by the committee regarding a public meeting were it was allegedly stated that there would be a significant increase in traffic on Cefn Coed High Street due to the dualling of the A465, however the planning report states there will not be a significant increase. • Can you confirm if this is the proposed design or the final design • Confirmation was sought on the design of the disabled access ramp • Will the South Terrace access also be used by cyclists • In relation to the previous question in relation to compulsory purchases of properties, can you confirm if there will be any compulsory purchases of any gardens • Concern was raised in relation to the size of the cycle shelter <p>After further comments by the committee Councillor Julian Amos moved that a Planning Fact Finding Visit be called in relation to this application.</p>
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			Resolved that: A Fact Finding Site Visit be convened and that the appropriate officers from Planning, Highways and Engineering be invited to attend.
582	Appeal Decision P/17/0358	-	Resolved that: Appeal decision P/17/0358 be received.
583	Appeal Decision P/18/0179	-	Resolved that: Appeal decision P/18/0179 be received.
584	Appeal Received P/18/0195	-	Resolved that: Appeal P/18/0195 be received.
585	Delegated Report		Resolved that: Delegated report be received.
586	Any Other Business Deemed Urgent by the Chair		The Chair advised that there was no business deemed urgent and closed the meeting.