



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 13TH MARCH, 2019

PRESENT: Councillors H Barrett (Chair)

Councillors D Chaplin, M Colbran, E Galsworthy, K Gibbs,
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), M Phillips (Democratic Services Officer), K Reddy (Democratic Services Officer) and M Hemmings (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
891	Apologies for absence	Apologies for absence received from the following committee members: Councillor J Amos and Councillor C Tovey.
892	Declarations of Interest	Councillor H Barrett declared a personal and prejudicial interest in Item 5 P/18/0330 as the Chair of Cancer Aid is a personal friend and the applicant is also a personal friend.
893	Planning and Regulatory Fact Finding Visits - 27.02.2019 - Land Off Aneurin Crescent, Twynyrodyn, Merthyr Tydfil	The minutes of the Planning and Regulatory Fact Finding Visit held on 27 th February 2019 – Land Off Aneurin Crescent, Twynyrodyn, Merthyr Tydfil be accepted as a correct record.

894	<p>Planning and Regulatory Fact Finding Visits - 27.02.2019 - Land At East Street and Upper Union Street, Dowlais, Merthyr Tydfil</p>	<p>The minutes of the Planning and Regulatory Fact Finding Visit held on 27th February 2019 – Land at East Street and Upper Union Street, Dowlais, Merthyr Tydfil be accepted as a correct record.</p>
895	<p>P/18/0330 - Land at East Street and Upper Union Street, Dowlais, Merthyr Tydfil</p>	<p><i>Construction of 10 dwellings with associated retaining walls, parking, access and new footpath.</i></p> <p>The Chair advised that the Deputy Chair was not in attendance and a vote was taken to appoint a Chair to take Item 5 – P/18/0330. Councillor C Jones was voted Chair to take this item as Councillor H Barrett declared a personal and prejudicial interest and left the Council Chamber.</p> <p>Councillor M Colbran requested the item be deferred on behalf of Councillor J Amos.</p> <p>The Legal Officer addressed the committee and explained that there was no valid reason for the deferment.</p> <p>The committee referred to Councillor J Amos email in relation to the possible deferment which was read to the committee and addressed the letter that was sent to residents in relation to the modification to the width of the footpath from 2m to 1.5m.</p> <p>Councillor G Lewis questioned whether enough time had been given for residents to respond to the proposed changes to the width of the footpath</p> <p>The Planning Officer responded to the question in detail.</p> <p>The Planning Officer led the committee through the application and highlighted the changes in relation to the width of the footpath.</p> <p>The following questions were raised by the committee and were responded to in detail by the planning officers.</p> <ul style="list-style-type: none"> • If it was deemed to be a loss of amenity to the Cancer Aid Site, would it be a consideration under planning law • Ground Conditions – The report recommends an intrusive site investigation be carried out to confirm the ground conditions and inform the appropriate foundation design. Can you explain an intrusive site investigation.

- The report states 'to minimise any issue concerning pollution and fumes (i.e. dust), which may impact on the amenities of the surrounding properties during construction, a condition can be imposed to ensure a construction management plan is agreed'. Can you please explain what a construction management plan entails

After comments and further consideration by the committee the Planning Officer offered to write to the applicants to highlight the committees concerns if the application be approved.

Resolved that:

The recommendation of the Head of Town Planning and Countryside for the application to be approved was not accepted.

The Legal representative addressed the committee and requested the detailed reasons for the refusal and the names of the committee members who will be called to make representations if any appeal is lodged.

After a brief adjournment the committee provided the following reasons for the refusal

- Substantial loss of a voluntary organisation that provides palliative care
- Width of the highway even with the proposed widening, committee does not deem wide enough
- Due to the excavation of the site the water run off that could lead to stability concerns of the voluntary organisation and residential homes

The Legal Officer addressed the committee confirming the reasons for refusal and explained that the item will need to be brought back to the next committee for approval.

The Committee confirmed that the following members will represent to Council at any public Enquiry or written representations

- Councillor K Gibbs
- Councillor G Lewis
- Councillor D Chaplin

It was resolved that:

The item be brought back to the next Planning Committee to confirm the reasons for refusal.

896	P/18/0350 - Land Off Aneurin Crescent, Twynirodyn, Merthyr Tydfil	<p>Councillor H Barrett returned to the Council Chamber and took the Chair.</p> <p><i>Construct 5, 2 bedroom bungalows</i></p> <p>The Planning Officer led the committee through the application and highlighted that the Fact Finding Visit didn't highlight any new Planning concerns. The Planning Officer also provided the committee with the detail of a letter written by a concerned resident and suggested sharing the letter with the applicant to highlight the concerns and allow them to discuss whether the programme of works could be tailored to alleviate some of the concerns highlighted in the letter.</p> <p>The following questions were raised by the committee and responded to in detail by the Planning Officers</p> <ul style="list-style-type: none"> • Can the Planning Officer highlight on the Plan where No.42 is located • Are the Planning Department aware of the ages of the children residing at No. 42 <p>Following further consideration and comments 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.</p>
897	P/19/0017 - Unit 5, Pengarnddu Industrial Estate, Dowlais, Merthyr Tydfil, CF48 2TA	<p><i>Proposed warehouse building with associated infrastructure/engineering works to existing hard standing areas and access/parking areas</i></p> <p>The Planning Officer led the committee through the report and highlighted the salient points.</p> <p>Following consideration by the committee is 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.</p>
898	Appeal Received P/18/0086 -	<p>Resolved that:</p> <p>Appeal P/18/0086 be received.</p>
899	Appeal Received P/18/0177 -	<p>Resolved that:</p> <p>Appeal P/18/0177 be received.</p>

900	Appeal Received P/18/0315 -	Resolved that: Appeal P/18/0315 be received.
901	Appeal Received P/18/0362 -	Resolved that: Appeal P/18/0362 be received.
902	Delegated Report	Resolved that: Delegated report be received.
903	Any Other Business Deemed Urgent by the Chair	The Chair advised that there was no business deemed urgent and closed the meeting.