



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING AND REGULATORY FACT FINDING VISITS MEETING

TUESDAY, 13TH NOVEMBER, 2018

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

Councillors: J Amos, D Chaplin, M Colbran, E Galsworthy,
K Gibbs, C T Jones, G Lewis, J Thomas and S Thomas

Officers:

G Morgan (Solicitor), G Coughlan (Senior Assistant Engineer),
H Roberts (Group Leader Development Control) and M Ferreira
(Planning Officer) and M Phillips (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
1	Apologies for absence	No apologies for absence were received.
2	Declarations of Interest	No Declarations of Interest were received.
3	P/18/0199 - 34 Penderyn Close, Ynysfach, Merthyr Tydfil, CF48 1AS	<p>The Chair formally opened the meeting and referred to the Council's Constitution whereby the public in attendance are unable to address the committee.</p> <p>The Planning Officer introduced the application to the committee and highlighted the salient points within the report.</p> <p>The following questions were raised by the committee and were answered in detail by the Town Planning and Highways Officers in attendance.</p>

		<p>Questions were raised by the Committee Members in relation to Rent Smart Wales, house layout, installation of fire doors and housing quality standards. However the case officer advised that these issues were not relevant as they were not planning considerations.</p> <p>Other issues raised by the committee were:</p> <ul style="list-style-type: none"> • Whether consideration had been given to the Well-being of Future Generations (Wales) Act 2015 • Congestion and parking issues • Did the applicant provide any reasons why planning permission was not sort prior to the house of multiple occupation (HMO) being set up • How many parking spaces were allocated to the properties in the original Planning application • Do HMOs have to be listed with Environment Health • Can the Planning Department add advisories to the application in relation to installation of fire doors and listing the property with Rent Smart Wales • Concerns were also raised in relation to a precedent being set by allowing a HMO on the estate.
4	Any other business deemed urgent by the Chair	The Chair thanked the Officers and Councillors for their attendance and advised that there was no other business deemed urgent and closed the meeting.