



MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

THURSDAY, 13TH DECEMBER, 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:

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

ITEM NO.	AGENDA MATTER	DECISION
611	Apologies for absence	No apologies for absence were received as all committee members were present.
612	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.
613	Planning and Regulatory Fact Finding Visits - 06.12.2018 - St Margaret's Spiritualist Church	The minutes of the Planning and Regulatory Fact Finding Visit held on 6 th December 2018 – St Margaret's Spiritualist Church, Lower Thomas Street, Merthyr Tydfil be accepted as a correct record.

614	<p>Planning and Regulatory Fact Finding Visits - 06.12.2018 - Former Vaynor and Penderyn School Site and Godre'r Coed Playing Field Site, Cefn Coed, Merthyr Tydfil</p>	<p>The minutes of the Planning and Regulatory Fact Finding Visit held on 6th December 2018 – Former Vaynor and Penderyn School Site and Godre'r Coed Playing Field Site, Cefn Coed, Merthyr Tydfil be accepted as a correct record.</p>
615	<p>P/18/0287 - St Margaret's Spiritualist Church, Lower Thomas Street, Merthyr Tydfil, CF47 0BY</p>	<p><i>Refurbishment of existing building and conversion to a house of multiple occupation</i></p> <p>The Planning Officer introduced the item and explained to the committee that the Fact Finding Visit did not raise any issues that were not originally highlighted in the report.</p> <p>The following questions were raised by the committee and responded to by the Planning officer.</p> <ul style="list-style-type: none"> • In relation to Highways Safety, Parking and Access the report states that there are good public transport links and that the House of Multiple Occupancy (HMO) doesn't require additional parking – can you explain how you came to this decision as you are aware of the parking issues in the area surrounding the application • In relation to the objections listed in the report, can you confirm how many can be considered as material planning considerations • Can you confirm that antisocial behaviour, loss of property value and over supply of similar properties in the area are not planning considerations • Concerns were raised in relation to available car parking within the area and the availability of public parking spaces within the town centre <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>
616	<p>P/18/0288 - St Margaret's Spiritualist Church, Lower Thomas Street, Merthyr Tydfil, CF47 0BY</p>	<p><i>Refurbishment of existing building and conversion to a house of multiple occupation.</i></p> <p>The Planning Officer introduced the item and explained that this is the listed building application to consider the impact of the alterations to the character and appearance of the listed building and if the committee are minded to approve the application it is then sent to Cadw for a final decision on consent.</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 granted listed building consent subject to the conditions outlined in the report.</p>
617	<p>P/18/0311 - Former Vaynor and Penderyn School Site and Godre'r Coed Playing Field Site, Cefn Coed, Merthyr Tydfil</p>	<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 explained to the committee that the Fact Finding Visit did raise a large number of issues but these issues didn't highlight anything that would change the original recommendation.</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"> • Clarification was sought in relation to the one way system on Pont-Y-Capel Road as there seems to be a conflict between the Planning Report and the Transport Assessment • Clarification was sought in relation to the proposed 20 mile an hour zone within the vicinity of the school • Clarification was sought in relation to the new crossing provision at Godre'r Coed Road (uncontrolled), Pont-Y-Capel Road - Zebra Crossing and Hunt Terrace (uncontrolled). • Clarification was sought in relation to the type of crossing at Godre'r Coed Road • Can you please highlight for the committee the position of each crossing within the vicinity of the school on the power point presentation • Can you confirm that all these crossings will be looked at when the travel plan investigation and audit take place • Clarification was sort in relation to the implementation of the one way system along Pont-Y-Capel Road, and if this isn't implemented traffic will continue to travel in both directions once the school has opened • The report states 'The position of the school is such that it would encourage parents/children/teachers to use modes of transport other than a car.' Can you confirm that this is an aspiration as you cannot foretell what parents/children/teachers will do

		<ul style="list-style-type: none"> • Conditions 14 and 15 contained within the report relate to the School Travel Plan and the Road Safety Audit, can you confirm if the Planning and Regulatory Committee will have sight of these once they have been carried out • Can you confirm when the build is likely to begin and when the school is projected to open • Page 53 of the report provides a breakdown in percentages of the current modes of transport for pupils attending the existing Ysgol-Y-Graig School, when this investigation was carried out did they take into account that the school is a split site and include the 30 pupils who attend full time school in Trefechan. <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.</p>
618	Delegated Decisions Report	<p>Resolved that:</p> <p>Delegated report be received.</p>
619	Any Other Business Deemed Urgent by the Chair	<p>The Chair advised that there was no business deemed urgent and wished the committee a Merry Christmas and Happy New Year before closing the meeting.</p>