



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING AND **REGULATORY FACT FINDING** **VISITS MEETING**

WEDNESDAY, 12TH JUNE, 2019

LAND ADJOINING (SOUTH OF) SWANSEA ROAD TO
THE EAST OF WAUNBANT COURT AND NORTH
WEST OF OLD WINCHFAWR ROAD, SWANSEA
ROAD, MERTHYR TYDFIL

PRESENT: Councillors: C Tovey (Chair)
M Colbran (Vice-Chair)

Councillors: H Barrett, J Amos, D Chaplin, K Gibbs, C T Jones,
G Lewis, J Thomas and S Thomas

Other Councillors in Attendance:
Councillor G Thomas (Ward Councillor)

Officers:
G Morgan (Solicitor), D Cross (Principal Planning Officer),
M Stark (Traffic Engineer), G Coughlan (Senior Assistant
Engineer), M Davies (Countryside Planning - Ecologist) and
M Phillips (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
1	Apologies for absence	Apologies for absence were received from Councillor E Galsworthy.
2	Declarations of Interest	No Declarations of Interest were received.

3	P/18/0316 - Land Adjoining (south of) Swansea Road to the east of Waunbant Court and north west of Old Winchfawr Road, Swansea Road, Merthyr Tydfil	<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, provided plans of the proposed site and highlighted the salient points within the report.</p> <p>The following questions were raised by the committee and responded to by the appropriate officers in attendance.</p> <ul style="list-style-type: none"> • Is this parcel of land identified in the current Local Development Plan (LDP) and not the emerging LDP • Can you confirm which LDP policy was used when coming to your outcome in relation to this application <p>The committee walked the site and stopped at the edge of the site to view the steep embankment and the slippage.</p> <ul style="list-style-type: none"> • Does anyone know how much of the land is shale and what is solid land • Concerns were raised in relation to the stability of the site and the continual collapses of the steep embankments and whether a more in depth stability assessment should be carried out • Can it be confirmed that no one knows what stability issues could be identified until the second assessment is carried out • It is a concern that no social housing will be included in the development after the applicant used the Three Dragon Toolkit • Has the Coal Authority been consulted in relation to this application • Can you confirm that a second ecological survey of the area will be carried out before any development • Concerns were raised that the whole site wasn't ecologically surveyed due to a fire on the day the survey was carried out.
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.