



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 18TH NOVEMBER, 2020

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

Councillors H Barrett, D Chaplin, E Galsworthy, K Gibbs,
C T Jones, G Lewis, D Sammon, J Thomas and S Thomas

Officers:

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

ITEM NO.	AGENDA MATTER	DECISION
167	Apologies for absence	No apologies for absence were received as all members were in attendance.
168	Declarations of Interest	No Declarations of Interest were received.
169	P/20/0025 - Former Ardagh Site, Dragon Parc, Abercanaid, Merthyr Tydfil	The Planning Officer led the committee through the report and provided a power point presentation to highlight the changes outlined in the report. The following questions were raised by the committee and responded to in detail by the planning officers in attendance.

		<ul style="list-style-type: none"> • The report says there will be minimal raising of the land, can you explain to the committee what is minimal raising and what height will it be when the work has been completed • Under planning considerations in the report, it states that the application has been submitted to overcome flooding issues to enable a mixed residential/business development, after this work has been undertaken will that mean that future flooding on this land is very unlikely • Concerns were raised in relation to the close proximity of the main trunk water main and other sewers which are of strategic importance. The developer has been asked to undertake a site investigation which would include trial holes to accurately locate the assets. However, to date no evidence of this has been submitted. Can you explain to the committee what is meant by the assets and am I right to think that Welsh Water don't know where the mains and other sewers are located • What does it mean to accurately locate the Welsh Water assets, shouldn't Welsh Water know where their assets are • If this application is approved, is it right that the developer must apply to Natural Resources Wales (NRW) to submit a flood plain application which requests the area be removed from the flood plain maps • Is there a risk that after carrying out all of this work there is no guarantee that NRW will accept the developers challenge and remove the area from a flood plain • Following the completion of planned works, can you say how long the flood map challenge with NRW will take • Can you confirm which roundabout the access road into the site will extend from <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>
170	P/20/0102 - 16 The Park, Treharris, CF46 5RH	The Planning Officer led the committee through the report and provided a power point presentation to highlight the changes outlined in the report.

		<p>The following questions were raised by the committee and responded to in detail by the planning officers in attendance.</p> <ul style="list-style-type: none"> • South Wales Police submitted two letters outlining their concerns in relation to this application, can you confirm why you ignored their concerns • A question was raised in relation to the paragraph at the top of page 27 which states ‘the report states that based on this lack of evidence and advice in Paragraph 5.27 of circular WGC 016/2014: The Use of Planning Conditions for Development Management, it is considered a temporary permission for two years is appropriate’. Who is responsible for carrying out the review after the two years term, would this be an evidence based decision and would the developer be entitled to appeal any decision made • Would this come back to the Planning Committee before or after the two years expires, or would it be a matter for local ward members to call it in • In relation to the existing care facility in the area, how many residents are there and what is the age range • Can you confirm the number of bedrooms in the existing care facility • The Police provided a strong objection to this application, are there any crime statistics that link directly to the existing care facility • If the Committee is minded to grant this application can permission be rescinded before the end of the two year period if anti-social behaviour is evident <p>After comments and further 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>
171	P/20/0176 - 26 Courtland Terrace, Union Street, Merthyr Tydfil, CF47 0DT	<p>The Planning Officer led the committee through the report with the aid of a power point presentation and a short video of the surrounding area to highlight the changes outlined in the report.</p> <p>The following questions were raised by the committee and responded to in detail by the planning officers in attendance.</p> <ul style="list-style-type: none"> • Can the Planning officer confirm if the existing ground floor flat is currently occupied

		<ul style="list-style-type: none"> • Under the Heading Publicity on Page 34 of the report a resident stated their belief is that this application will become a House of Multiple Occupancy (HMO) can the Planning Officer confirm the Use Class of this application • Have the South Wales Police been informed of this application due to on-going issues in the surrounding area • The property currently has two units of accommodation, if the Committee are minded to approve this application will the premise still have two units of accommodation • In the video provided by the Planning Officer it looked as though there was existing space to park cars in front of the property is this correct • Is the property currently empty • Clarity was sort in relation to what qualifies as a HMO • In relation to the car parking at the front of the property, the video showed that there is a roof light (window) that provides light to the basement, can you confirm will there be a lose of light to the basement <p>After further comments and 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>
172	Appeal Decision P/18/0310 -	<p>Resolved that:</p> <p>Appeal Decision P/18/0310 be received.</p>
173	Appeal Decision P/18/0373 -	<p>Resolved that:</p> <p>Appeal Decision P/18/0373 be received.</p>
174	Appeal Decision P/18/0377 -	<p>Resolved that:</p> <p>Appeal Decision P/18/0377 be received.</p>
175	Appeal Decision P/19/0038 -	<p>Resolved that:</p> <p>Appeal Decision P/19/0038 be received.</p>
176	Appeal Decision P/19/0187 -	<p>Resolved that:</p> <p>Appeal Decision P/19/0187 be received.</p>

177	Appeal Decision - P/19/0249	Resolved that: Appeal Decision P/19/0249 be received.
178	Appeal Decision - P/19/0328	Resolved that: Appeal Decision P/19/0328 be received.
179	Enforcement Appeal Received - PE180110	Resolved that: Enforcement Appeal Decision PE180110 be received.
180	Enforcement Appeal Decision - PE180004	Resolved that: Enforcement Appeal Decision PE180004 be received.
181	Enforcement Appeal Decision - PE180119	Resolved that: Enforcement Appeal Decision PE180119 be received.
182	Enforcement Appeal Decision - PE190018	Resolved that: Enforcement Appeal Decision PE190018 be received.
183	Delegated Report	Resolved that: Delegated Report be received
184	Any Other Business Deemed Urgent by the Chair	No other business was deemed urgent by the Chair.