



MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 16TH DECEMBER, 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)

A Taylor (Head of Democratic Services) and M Edmunds
(Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
254	Apologies for absence	No apologies for absence were received as all Members were present.
255	Declarations of Interest	Declarations of interest were received from Councillors Ernie Galsworthy and Malcolm Colbran as Council representatives on the Merthyr Tydfil Heritage Trust.
256	P/20/0199 - Former St Tydfils Hospital, Upper Thomas Street, Merthyr Tydfil, CF47 0SJ	<p>The Planning Officer led the committee through the report with the aid of a power point presentation.</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"> Is the existing archway being demolished to allow two way traffic for the site?

		<ul style="list-style-type: none"> • Page 4 (table of properties). - How many bedrooms do these properties have? • Page 7 (Environmental Health Manager has no objection subject to conditions) – Is this because of the likelihood of asbestos or other contaminations that may be found on site? • Page 7 (letter from Merthyr Heritage Trust) – clarity sought on ‘property on the eastern side of the listed building being deleted’ and what is ‘placemaking’? • Page 13 – (gas boilers to be installed). UK Government have said heat pumps should be installed in residential dwellings within nine years. Was this discussed between the developer and planning? • As it is stated in the report ‘subject to Listed Building Consent’ will this require a further report? • Open space biodiversity area – who would be responsible for the long term upkeep? • Run off drain water system – is there a maximum capacity of what the SUDS system can take? • What steps will be taken to ensure planning conditions are met? • Page 4 - As the existing fire escape stairway will be demolished, will a replacement fire escape be provided? • Page 6 (Publicity) – have the restoration issues been addressed? • How many parking spaces are there in total for the site? • How will the affordable housing allocation be managed? • Will there be a section 106 on this site? • Will bungalows be suitable for disabled access? <p>Members expressed their views on this being a very welcome development that was long overdue.</p> <p>After consideration by 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>
257	Appeal Received - P/20/0098	<p>Resolved that:</p> <p>Appeal P/20/0098 be received.</p>

258	Delegated Report	Resolved that: The Delegated Report be received.
259	Any Other Business Deemed Urgent by the Chair	No other business was deemed urgent by the Chair.