



Cyngor Bwrdeistref Sirol  
MERTHYR TUDFUL  
MERTHYR TYDFIL  
County Borough Council

## MINUTES OF MEETING

# PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 12TH MAY, 2021

**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),  
D Cross (Principal Planning Officer) and M Phillips (Democratic  
Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
594	Apologies for absence	No apologies for absence were received.
595	Declarations of Interest	No Declarations of Interest were received.
596	P/20/0121 - Land to the North of Crabtree Walk and West of Sweetwater Park Trefechan	<p>The Planning Officer led the committee through the report with the assistance of a power point presentation and a number of short videos of the site.</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"><li>On Page 5 of the report a resident has raised concerns about the development of a new pathway and the connection to the bridleway, is this still an issue and why</li></ul>

		<ul style="list-style-type: none"> <li>• In relation to the National Planning Policy on Page 5 of the report it sets out that you need to have regard for the provision of affordable housing in communities and to ensure they accessible to those who cannot afford market housing on first occupation and for subsequent occupiers – are these houses designed for first time buyers and realistically will they be accessible to people coming onto the housing market</li> </ul> <p><i>Councillor Scott Thomas joined the meeting</i></p> <ul style="list-style-type: none"> <li>• There are Forty-five properties planned for the site and realistically they would be selling from at least £175,000 and some over £200,000 which roughly equates to 7.8 Million pounds. Not being aware of the system used to work out the affordable housing requirements or the figures the developer has supplied but could we ask the developer for any contribution towards affordable housing bearing in mind the predicament the local authority are in with homelessness</li> </ul> <p><i>Councillor Clive Jones joined the meeting</i></p> <ul style="list-style-type: none"> <li>• Is there something that could be put in place where £1000 / £2000 is put onto each dwelling, it isn't a large amount on a property worth £175,000+ but would add up to a large contribution which could then go to registered social landlords and contribute to one-bedroom flats for example</li> <li>• Can you please clarify if there was no response or no objection from the Brecon Beacons National Park Planning Committee.</li> <li>• Is there any provision for electric vehicle charging points within the development</li> <li>• Is there anything in Planning Policy that states electric vehicle charging points must be included in future developments</li> <li>• There is an existing house that will remain on site, how will they get access with the development of the new site</li> <li>• A resident has raised concerns about the overflow of the running water from the site, are you confident that the drainage that will be put in place will work</li> <li>• Can you confirm if there will be a Community Infrastructure Levy (CIL) requirement for this development</li> <li>• Three Dragons toolkit has been used and the developer has got away without making an affordable housing contribution yet again, what can be done about this</li> </ul>
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597	P/21/0086 - 6 Heol Lavender Gurnos Merthyr Tydfil CF47 9DL	<p>The Planning Officer led the committee through the report with the assistance of a power point presentation and a short video of the area.</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"> <li>• Page 24 of the report states that the applicant seeks to lease the property to nurses who wish to live close to Prince Charles Hospital, the owner could change his mind at any time any and lease the property to homeless individuals. Is this assumption correct</li> <li>• Is it correct that the Landlord can lease the property for any length of time, whether is be a week, a month etc</li> <li>• This is a middle terrace property could there be a high turnover of residents</li> <li>• Page 24 of the report also states that 'it has been indicate that the applicants policy is that no guests can reside at the property and as such would be limited to a maximum of three residents'. How is the owner of the property going to monitor this</li> </ul>

			<ul style="list-style-type: none"> <li>• As the applicant has said he wished to lease the property to nurses, can this be put as a recommendation that they have to abide by that and only lease to nurses which would allay councillors and residents' concerns</li> <li>• In relation to the consultation letters that were sent out to the local residents, did you also contact any social landlords in the area or did you expect the residents to contact their own registered social landlords themselves</li> <li>• Can you confirm how you decide which properties are notified of a proposed development and in this case whether site notices were posted outside of the property</li> </ul> <p>After comments and consideration by Committee, it was <b>Resolved that:</b></p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application be <b>approved</b> subject to the conditions outlined in the report.</p>
598	Appeal P/20/0098	Decision	<p><b>Resolved that:</b></p> <p>Appeal decision be received.</p>
599	Appeal P/20/0302	Decision	<p><b>Resolved that:</b></p> <p>Appeal decision be received.</p>
600	Appeal P/20/0091	Received	<p><b>Resolved that:</b></p> <p>Appeal be received.</p>
601	Delegated Report	Decision	<p><b>Resolved that:</b></p> <p>Delegated decision report be received.</p>
602	Any Other Business Deemed Urgent by the Chair		<p>The Chair advised the Committee that Councillor D Sammon wished to raise an item.</p> <p>Councillor D Sammon addressed the committee and outlined the decision to call the Planning Department to his Neighbourhood Services Scrutiny in relation to frustrations from Councillors and residents that planning decisions are being made knowing that problems will arise from that decision.</p> <p>A requested has been made for the Planning Department to present a report to Neighbourhood Services Scrutiny Committee which will be followed by a workshop for Councillors and a further report being presented to the committee.</p> <p>All members of Neighbourhood Services Scrutiny Committee and the Planning, Regulatory and Licensing Committee will be contacted via email and asked to provide their concerns around the planning process so that they can be addressed.</p>

		<p>Judith Jones addressed the committee in relation to organising a Councillor workshop which would focus on the following: Houses of Multiple Occupancy (HMOs) and Affordable Housing.</p>
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