



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 26TH APRIL, 2023

PRESENT: Councillor C Tovey (In the Chair)

Councillors S Thomas, B Carter, M Colbran, E Galsworthy,
K Gibbs, C T Jones, M Jones, D Sammon and J Thomas

Officers:

J Jones (Chief Officer Neighbourhood Services), G Morgan
(Solicitor), D Cross (Principal Planning Officer), H Towns
(Planning) and A Taylor (Head of Democratic Services)

Mair Morgan (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
824	Apologies for absence	Apologies for absence were received from Councillor J Davies.
825	Declarations of Interest	Councillor C Tovey Declared his Interest in Item 3 – P/21/0194 – Erection of a new unit of holiday accommodation, Autumn Leaves, Grawen Lane, Cefn Coed.
826	P/21/0194 - Autumn Leaves, Grawen Lane, Cefn Coed, Merthyr Tydfil	Declaration of Interest Councillor C Tovey having Declared his Interest in this item vacated the Chair and left the Meeting for the consideration of this item.

		<p>Chair</p> <p>Councillor S Thomas Vice Chair took the Chair for this item.</p> <p><i>Erection of a new unit of holiday accommodation</i></p> <p>The Planning Officer led the Committee through the application with the assistance of a Power Point Presentation.</p> <p>Clarification was then sought regarding Parking Spaces and was responded to by the Planning Officer</p> <p>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 as outlined in the report.</p>
827	P/22/0237 - Ffos Y Fran Land Reclamation Scheme, East of A4060 Slip Road, Merthyr Tydfil	<p>The Chair advised that Item 4 – P/22/0237 would be taken as Item 3 on the agenda.</p> <p><i>Variation of Conditions 3 (Coal Extraction) and 4 (Final Restoration) of Planning Permission – APP/U6925/A/10/2129921 to extend the life of the existing Mine until 31st March 2024</i></p> <p>David Cross Planning Officer updated the Committee on the application and led the Committee through the application in detail with the assistance of a Power Point Presentation.</p> <p>Hugh Towns also led the Committee through the report and referred in detail to the proposal.</p> <p>The following questions were then raised by the Committee on the proposal and were responded to in detail by David Cross, Hugh Towns and Geraint Morgan:</p> <ul style="list-style-type: none"> • Details in relation to the restoration of the site • Responses from the public • Clarification in relation to financial security – How can the Authority ensure the applicant has sufficient funds to meet the aftercare obligations – Would the Authority have to meet the cost of restoration – Why has the Authority been left in this position – When the original agreement was made were any of the Legal Officers involved to ensure the owner had to abide by their obligations • The applicant has indicated that they are making a loss - Is there evidence for this • Overview requested in relation to time delays and any mitigating circumstances • Has there been mining without permission • Update requested on the result of the public consultation since the closure of the consultation • Details of the Restoration Plan and timescale

		<ul style="list-style-type: none"> • TATA Steel and the supply of Coal • Slippage on the site – Funds for this • What is the responsibility of Welsh Government in relation to the site • Concern regarding the hole that could be left – If the proposal is refused what happens next - The period in which an Appeal can be made if the application is refused • Clarification sought on the decision making process if refused – What would be the terms of Enforcement – Clarity requested in relation to timescales and can there be extraction during this process • Details requested in relation to how much has been received from the Community Fund and how much since September • What Legislative powers are available to the Authority in relation to undertaking Enforcement • If legal action was undertaken what could be the likely costs to the Authority • Details requested on the funds held in an Escrow Account <p>Comments were also made by the Committee on the proposal.</p> <p>After consideration by the Committee it was</p> <p>Resolved that:</p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside that the application be Refused for the Reasons as outlined in the report.</p>
828	Appeal Decision P/20/0305	<p><i>Proposed Dwelling – Ael y Bryn North</i></p> <p>Resolved that:</p> <p>The Appeal Decision be received.</p>
829	Appeal Decision P/21/0378	<p><i>Erection of 2m high timber fence, Plot 1, The Paddock</i></p> <p>Resolved that:</p> <p>The Appeal Decision be received.</p>
830	Delegated Report	<p><i>1st February 2023 – 31st March 2023</i></p> <p>Resolved that:</p> <p>The Delegated Decision report be received.</p>
831	Any Other Business Deemed Urgent by the Chair	<p>The Chair advised that there was no other business deemed urgent.</p>