



MERTHYR TYDFIL
County Borough Council
Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL

MINUTES OF MEETING

PLANNING , REGULATORY AND LICENSING COMMITTEE MEETING

WEDNESDAY, 12TH NOVEMBER, 2014

PRESENT: Councillor C T Jones (In the Chair)

Councillors B E Mansbridge, H Barrett, T Chaplin, E Galsworthy,
A Jones, G Lewis, L A Matthews and L E Smart

Officers:

Geraint Morgan (Solicitor), Judith Jones (Head of Town
Planning), Huw Roberts (Group Leader Development Control)
and David Cross (Principal Planning Officer)

Matthew Phillips (Democratic Services Officer) and Karen Vokes
(Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
664	Apologies for absence	Apologies for absence received from Councillor S Williams.
665	Declarations of Interest	Councillor T Chaplin declared a personal and prejudicial interest in item 3 (Land at St Peter's and St Paul's Church, Church View, Abercanaid) as his daughter works for the applicant - Wales and West Housing Association. Councillor C Jones declared a personal and prejudicial interest in Item 3 (Land at St Peter's and St Paul's Church, Church View, Abercanaid) as he is a member of the Merthyr Tydfil St David's and Abercanaid Parochial Church Council.

666	P/14/0193 - Land at St Peter's and St Paul's Church, Church View, Abercanaid, Merthyr Tydfil	<p>Having declared an interest, the Chair (Councillor C Jones) and Councillor T Chaplin left the meeting whilst this item was considered.</p> <p>The Vice Chair, Councillor B Mansbridge, took the Chair.</p> <p>Erection of 13 No. residential units comprising 6 No. flats, 3 No. terraced dwellings and 2 No. pairs of semi detached dwellings with associated access and landscaping.</p> <p>RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Town Planning, the planning application be approved subject to the conditions outlined in the report.</p>
667	P/14/0250 - Land adjacent to 16 Saxon Street, Merthyr Tydfil	<p>Councillors C Jones and T Chaplin returned to the meeting.</p> <p>Councillor C Jones took the Chair.</p> <p>Erection of detached dwelling with associated detached garage and highway works. Erection of three detached garages.</p> <p>RESOLVED that:</p> <p>The application be deferred to a Fact Finding Visit.</p> <p>The Authority's Highways Officer be requested to attend this Fact Finding Visit.</p> <p>The Planning Officer to bring to the site visit a copy of the actual plans that have been drawn up with the proposed dwelling.</p>
668	P/14/0256 - Sandbrook Care Home, Queens Road, Twynrodyn, Merthyr Tydfil	<p>Outline planning application for residential development (13 units) with access and layout to be considered at this stage.</p> <p>RESOLVED that:</p> <p>In accordance with the recommendation of the Head of Town Planning, the planning application be approved subject to the conditions as outlined in the report and the applicant entering into a Section 106 Agreement which secures an affordable housing contribution of £34,000.</p>
669	Pre Application Planning Advice	<p>Councillor L Smart advised Committee of an amendment in Appendix 1 of the report under Category G. As there is only one Community Council within the County Borough, it should read "Bedlinog Community Council".</p> <p>RESOLVED that:</p> <p>The introduction of fees for pre-application planning advice in accordance with the schedule attached as Appendix 1 to the report be approved, effective from 2nd January 2015.</p> <p>An additional recommendation was put forward by Councillor L Matthews, namely:</p>

		<p>A meeting takes place with the Chief Finance Officer, the Transformational Change Manager, the Head of Town Planning and Councillor L Matthews (Cabinet Member for Transformational Change) to discuss how the finances will be recorded in the Council accounts.</p> <p>This was agreed by Members.</p>
670	Provisional Tree Preservation Order No. 22 (2014) - Land at Sandbrook House, Merthyr Tydfil	<p>RESOLVED that:</p> <p>Tree Preservation Order No. 22 (2014) be confirmed with a modification that facilitates the omission of Group 3 TPO trees.</p>
671	Appeal Received P/14/0139 - Land adjacent to 17 Mayor's Close, Heolgerrig, Merthyr Tydfil	The contents were noted by the Planning and Regulatory Committee.
672	Delegated Decision Report List - 1st to the 31st October 2014	The contents were noted by the Planning and Regulatory Committee.
673	Any Other Business as Deemed Urgent by the Chair	The Chair advised that there was no business deemed urgent.