



Cyngor Bwrdeistref Sirol  
MERTHYR TUDFUL  
MERTHYR TYDFIL  
County Borough Council

## MINUTES OF MEETING

# PLANNING AND REGULATORY FACT FINDING VISIT MEETING

**MONDAY, 1ST AUGUST, 2016**

**PRESENT:** Councillor C T Jones (In the Chair)

Councillors H Barrett, E Galsworthy, A Jones, G Lewis,  
W R Smith and S Williams

Councillors T C Lewis and R Thomas – Dowlais Ward

Geraint Morgan (Solicitor), Kevin Davies (Highways Network  
Group Leader), Huw Roberts (Group Leader Development  
Control), Marlene Ferreira (Town Planning Officer) and Rhian  
Prosser (Town Centre Manager)

Mair Morgan (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
1	Apologies for absence	Apologies for absence were received from Councillor T Chaplin, Councillor S Slater and Councillor P Williams Dowlais Ward Member.
2	Declarations of Interest	No Declarations of Interest were made.
3	P/16/0003 - Change of use of part of the building to a Pharmacy Morlais Medical Centre, Dowlais	<b>Proposed Development</b> <i>Change of use of part of the building to a Pharmacy (A1 use class), creation of new entrance with canopy and footpath and installation of new external air condenser unit – Morlais Medical Centre, Dowlais.</i>

The Committee met at the site and were joined by Councillor T C Lewis and Councillor Raymond Thomas from the Dowlais Electoral Division and one observer.

The Chair then advised the Meeting of the Council's Constitution in relation to the public addressing the Meeting and advised that the Site Visit had been requested at the Planning, Regulatory and Committee that had been held on 20 July 2016.

Marlene Ferreira then led the Committee through the application and Huw Roberts referred the Committee to a Plan of the proposal.

The following questions / comments were then raised or made by the Committee on the application:

- Could an indication be given of the impact of the development?
- Patients would still need to use other facilities in the area
- What would the applicant have to do if they wished to re-apply if the application were refused?
- What is the boundary of the retail centre?
- What would be the timescale if a retail assessment was submitted?
- Condition of the existing pharmacy premises
- Would a refusal result in the business moving?
- Could there be a further pharmacy in the area?
- Highways, parking issues
- What percentage of the pharmacy is retail?

In response to the questions raised the Officers in summary advised that:

- The site is located outside the local centre therefore the proposal could have an adverse impact on vitality and viability of the existing retail area. As an inadequate retail assessment has been submitted, the proposal does not comply with policy AS18
- The footfall in the local centre would be reduced as a result of the proposal
- If the application were to be refused the applicant could appeal that decision or submit a further application which attempts to overcome the recommended reason for refusal
- The location of the local centre was highlighted to the Committee
- A detailed response given to the 'Assessment of Need' with the onus on the applicant to provide further details to the Planning Department
- If the applicant submitted further details to the Planning Department these would be considered and reported to the next available Planning Committee Meeting. It was noted by the Officers that this application had been under consideration since January 2016 and the applicant is fully aware

		<p>of the concerns highlighted in the report and what is required to be submitted in an attempt to overcome these issues</p> <ul style="list-style-type: none"> <li>• If the pharmacy were relocated there could be an empty unit and there could be an adverse impact on other businesses (particularly the other pharmacy located in the local centre). It was stated that the 'vacant unit' would have an A1Use Class and therefore could potentially be occupied by any pharmacy or shop without the need for planning permission</li> <li>• There was no objection to the proposal from the Engineering and Traffic Group Leader in terms of highway safety</li> <li>• The retail floor space would amount to approximately 35% of the total area</li> </ul> <p>The Chair then thanked those present for attending.</p>
4	Any other business as deemed urgent by the Chair	The Chair advised that there was no business deemed urgent.