



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING AND REGULATORY FACT FINDING VISIT MEETING

MONDAY, 8TH AUGUST, 2016

PRESENT: Councillor C T Jones (In the Chair)

Councillors B E Mansbridge, H Barrett, E Galsworthy, S Slater
and W R Smith

Councillors D Jones and L Matthews – Town Ward

Simon Jones (Senior Solicitor), Kevin Davies (Engineering and
Traffic Group Leader), Huw Roberts (Group Leader
Development Control) and Marlene Ferreira (Planning Officer)

Mair Morgan (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
1	Apologies for absence	Apologies for absence were received from Councillor T Chaplin, Councillor A Jones, Councillor G Lewis and Councillor S Williams.
2	Declarations of Interest	No Declarations of Interest were made.
3	P/16/0061 - Construction of an embankment (Engineering Works) and provision of a drainage ditch - Land adjacent to former	Proposed Development <i>Construction of an embankment (Engineering Works) and provision of a drainage ditch, Land adjacent to former Mardy Hospital site, North East of Milbourne Close, Merthyr Tydfil.</i>

Mardy Hospital Site,
Merthyr Tydfil

The Committee met at the site and were joined by Councillor D Jones and Councillor L Matthews from the Town Electoral Division.

The Chair advised the Meeting of the Council's Constitution in relation to the public addressing the Meeting.

Marlene Ferreira then led the Committee through the application and advised that no objections had been received from the consultation exercise undertaken but that objections had been received from residents. The objections were summarised for Members.

Ms Ferreira advised that the application is recommended for approval subject to conditions.

The following questions / comments were then raised by the Members in relation to the following issues:

- Explanation of how the embankment would be drained
- Length and location of the drainage ditch
- Issue of release of water from the site onto Pease Lane and onto the main road
- How long will it take before the drainage ditch is completed and is able to absorb rain water?
- What percentage of the embankment will not be covered by the drainage ditch?
- Erosion of the path
- Why can't the drainage drain be extended to cover the whole of the embankment?
- How would the drainage ditch be constructed?
- Problems experienced by the residents with water run-off, sludge and slurry
- Use of the Right of Way
- Would the area be ready for planting by October 2016? Is the graded embankment which currently has large bricks/concrete blocks, plastic and other waste material suitable for planting?
- Is a sump required in relation to the drainage ditch
- Is the size of the pipe linking the proposed ditch with the existing culvert acceptable?

The following responses were provided:

- The Engineering and Traffic Group Leader stated that the graded embankment needs to be completed and then planted. The vegetation would bind and stabilise the embankment and when complete water would percolate through the soil. Any excess water run-off from the embankment would be drained to a nearby culvert. The Officer pointed out that the proposed drainage ditch is of an acceptable design, however to ensure all surface water is collected it could be extended to the entire length of the base of the embankment
- The Engineering and Traffic Group Leader stated the issues with the residents in Pease

		<p>Lane/Milbourne Crescent at present seem to have been resolved. The Group Leader Development Control also pointed out that this is a separate issue that cannot be considered as part of this application</p> <ul style="list-style-type: none"> • The Engineering and Traffic Group Leader pointed out that the developer had provided assurances that the Public Right of Way would be resurfaced/upgraded following the completion of the residential development on Mardy Hospital site • The Group Leader Development Control advised that the applicant could be contacted with regard to the suitability of the existing re-graded land for planting and when the embankment would be finished and the proposed landscaping planted. Any further information would be reported to the next Committee • The Engineering and Traffic Group Leader pointed out that the size of the outlet pipe should be increased from 100mm to 300mm and a head wall and sump should be built at the inlet to the outlet pipe. He also suggested that the footpath above the pipe should be profiled in order to ensure that any excess flows are channelled toward the existing open culvert. The Group Leader Development Control advised that the applicant could be contacted with regard to the submission of these revised design details. Any revision would be reported to the next Committee. <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.