



Cyngor Bwrdeistref Sirol  
MERTHYR TUDFUL  
MERTHYR TYDFIL  
County Borough Council

## MINUTES OF MEETING

# PLANNING AND REGULATORY FACT FINDING VISITS MEETING

**THURSDAY, 6TH OCTOBER, 2016**  
**LAND AT MAESYNANT, GROVE PARK**

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

Councillors E Galsworthy, A Jones and G Lewis

**Park Ward Members:**

Councillors B Toomey and C Barry.

**Officers:**

David Cross (Principal Planning Officer), Geraint Morgan (Solicitor), Gerald Coughlan (Senior Assistant Engineer) and Kevin Davies (Engineering and Traffic Group Leader)

Karen Vokes (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
1	Declarations of Interest	No declarations of interest were made.
2	Apologies for absence	Apologies for absence received from Councillors B Mansbridge, H Barrett, T Chaplin, B Smith, S Slater and S Williams.
3	Land at Maesynant, Grove Park	The Chair formally opened the meeting and referred to the Council's Constitution whereby the public in attendance are unable to address the meeting.  He further advised that this meeting was requested by the Planning and Regulatory Committee of the 14 <sup>th</sup> September 2016 to give the Committee an opportunity to inspect the

		<p>site and to ask questions.</p> <p>David Cross, the Council's Principal Planning Officer, referred to the outline planning permission that is being sought for the erection of a detached dwelling with a private drive. He showed the Committee an indicative plan which highlighted the proposed development together with the previous approved outline application for three dwellings (P/15/0434).</p> <p>Questions were then asked in relation to the following:</p> <ul style="list-style-type: none"> <li>• Design of the proposed development.</li> <li>• Position of the driveway and the use of this driveway by other properties to be developed on the site.</li> <li>• Clarification whether access on the driveway is in line with parking requirements.</li> <li>• Suitability of the driveway to meet highway requirements.</li> <li>• Objections received.</li> <li>• The possibility of future developments on the site.</li> <li>• Improvements to the drainage and discharge of water from the site.</li> </ul> <p>Park Ward Members (Councillors Brendan Toomey and Chris Barry) expressed concern in relation to the impact if further developments were considered on the site.</p> <p>David Cross, Gerald Coughlan and Kevin Davies answered questions raised by the Committee and Ward Members.</p>
4	Any other business as deemed urgent by the Chair	<p>The Chair advised that there was no business deemed urgent.</p> <p>He then called the meeting to a close.</p>