

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

COMMITTEE	Planning, Regulatory & Licensing
COMMITTEE DATE	20 th December 2017

REVIEW OF PLANNING APPLICATION DECISIONS 2018

PURPOSE OF REPORT: To advise Committee Members of the need to carry out a review of a sample of decisions made by the Planning, Regulatory & Licensing Committee by visiting the sites of those developments that have now been built.

1.0 INTRODUCTION AND BACKGROUND

- 1.1.1 The Planning Code of Conduct at Section 5.05.15 of the Council's Constitution requires that an annual review of a sample of planning decisions made by the Planning, Regulatory & Licensing Committee is undertaken.
- 1.1.2 This requirement stems from the Audit Commissions Report '*Building Quality*' which recommends that Councillors should visit a sample of implemented planning permissions to assess the quality of the decisions made by the Planning, Regulatory & Licensing Committee. The purpose of the review is not to change decisions, but to assess the quality and consistency of decisions and thereby strengthen public confidence.

The suggested sample of implemented planning permissions is set out below and includes major residential schemes, renewable energy and a community facility:-

P/13/0191 – Land off Gelligaer Road, Trelewis – Residential development comprising 124 (2, 3 & 4 bed) dwellings.

Main issues: Design, siting, residential amenity, visual amenity, highway safety.

Officer recommendation: Approve subject to Conditions.

Committee decision: Approved subject to Conditions 30th September 2013.

P/15/0324 - Walters Terrace, Aberfan – Residential development (6 flats and 17 houses)

Main issues: Visual impact, neighbouring impact, highway safety and parking, ecology.

Officer recommendation: Approve subject to Conditions.

Committee decision: Approved subject to Conditions December 2015

P/15/0169 – Solar farm with associated infrastructure

Main issues: Land use, archaeology and cultural heritage, Landscape & visual impact, environment/ecology, ground conditions, flooding, glint and glare impacts, highways, residential amenity.

Officer recommendation: Be Approved subject to conditions

Committee decision: Approved subject to conditions September 2015

P/16/0322 - Gellideg Wellbeing Centre, Swansea Road – 3 storey community centre and early years wing for the Gellideg Foundation.

Main issues: Visual impact, residential amenity, highway safety, ecology.

Officer Recommendation: Approve subject to Conditions

Committee decision: Approved subject to Conditions December 2016.

2.0 RECOMMENDATION:

- 2.1 That a quorum of Planning, Regulatory & Licensing Committee members visit the sites above with the Head of Planning & Countryside and Development Control Group Leader
- 2.2 A report be presented back to Committee for members to formally consider the review and findings of the site visit and to determine whether it gives rise to the need for new policies, procedures or practices.