



Cyngor Bwrdeistref Sirol  
MERTHYR TUDFUL  
MERTHYR TYDFIL  
County Borough Council

## MINUTES OF MEETING

# PLANNING, REGULATORY AND LICENSING MEETING

**WEDNESDAY, 28TH FEBRUARY, 2018**

**PRESENT:** Councillor C Tovey (In the Chair)

Councillors J Amos, H Barrett, D Chaplin, M Colbran,  
E Galsworthy, K Gibbs, C T Jones, G Lewis and S Thomas

Judith Jones (Head of Planning and Countryside), Huw Roberts (Group Leader Development Control) and David Cross (Principal Planning Officer) and Ann Taylor (Democratic Services Team Leader)

ITEM NO.	AGENDA MATTER	DECISION
783	Apologies for absence	Apologies for absence were received from Councillor E Galsworthy and Councillor J Thomas.
784	Declarations of Interest	No Declarations of Interest were received.
785	P/16/0378 - Former St Margaret's Spiritualist Church, Lower Thomas Street, Merthyr Tydfil CF47 0BY	<p><i>Refurbishment of existing building and conversion to 5 residential units.</i></p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>The following questions were raised by the committee and were responded to by the Planning Officers.</p> <ul style="list-style-type: none"><li>• In relation to the restrictors that are to be placed on a number of windows being fitted to the building how will this be monitored in the future and how will planning know if the restrictors are removed</li></ul>

		<ul style="list-style-type: none"> <li>• Is car parking a concern within the vicinity of the development</li> <li>• Has there been a request for CADW to bring a listed building request to Full Council</li> <li>• Where will the bin storage be located within development</li> <li>• How many bedrooms are there in this development</li> </ul> <p>After consideration by the committee it was <b>RESOLVED that:</b></p> <p>In accordance with the recommendation of the Head of Planning and Countryside, the application <b>be approved</b> subject to the conditions as outlined in the report.</p>
786	P/17/0294 - Y Goedwig, Cardiff Road, Treharris, CF46 5NB	<p><i>Demolition of existing dwelling (Y Goedwig) and erection of 22 dwellings with associated access road</i></p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>The following questions were raised by the committee and were responded to by the Planning officer.</p> <ul style="list-style-type: none"> <li>• Can you confirm if the area behind the houses will be landscaped or left as scrub</li> <li>• The report states that the topography of the site has presented a challenge for the development in order to achieve appropriate gradients and radii for the new access road, should this be a concern for the Engineering and Traffic Management Team with the access leading to a narrow road near a bend.</li> <li>• The Planning Division's Countryside Architect stated "concern has been raised in respect of the potential visual impacts from across the valley and the dense nature of the development, which extends the urban presence into the well forested slope". Could the Planning Officer explain these comments and was the Officer trying to say that there was an imbalance in the number of properties to the rest of the forested area</li> <li>• In relation to the Construction Management Plan will the Planning Department be consulting with other departments</li> <li>• Would Local Councillors be consulted in the development of the Construction Management Plan</li> <li>• The report mentions the use of Three Dragons Tool Kit, could you provide the committee with more information regarding this tool kit</li> </ul>

		<ul style="list-style-type: none"> <li>• Is the £15,000 towards the provision of the new foot path only for the residents of this new development</li> <li>• In relation to the affordable housing contribution of £70,000 is that for affordable housing within this development or elsewhere in the area</li> </ul> <p>After consideration by the committee it was <b>RESOLVED that:</b></p> <p>In accordance with the recommendation of the Head of Planning and Countryside, the application <b>be approved</b> subject to the <b>conditions</b> and the applicant (and anyone else with an interest in the land) <b>entering into a Section 106 Agreement.</b></p>
787	P/17/0172 - Appeal Decision	<p><b>RESOLVED that:</b></p> <p>Appeal Decision P/17/0172 be received.</p>
788	P/17/0211 - Appeal Decision	<p><b>RESOLVED that:</b></p> <p>Appeal Decision P/17/0211 be received.</p>
789	Review of Planning Application Decisions 2018	The Head of Planning and Countryside agreed to co-ordinate with members to agree a date for the necessary visits.
790	Delegated Report	<p><b>RESOLVED that:</b></p> <p>The Delegated Report be received.</p>
791	Any Other Business Deemed Urgent by the Chair	The Chair advised that there was no business deemed urgent and closed the meeting.