

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

COMMITTEE	Planning, Regulatory & Licensing
COMMITTEE DATE	20th June 2018

REVIEW OF PLANNING APPLICATION DECISIONS 2018

PURPOSE OF REPORT: To advise Committee Members of the outcome of a review of a sample of decisions made by the Planning, Regulatory & Licensing Committee following the site visits made on 19th April 2018.

1.0 INTRODUCTION AND BACKGROUND

1.1.1 In accordance with the requirements of the Planning Code of Conduct at Section 5.05.15 of the Council's Constitution, a review of a sample of planning decisions made by the Planning, Regulatory & Licensing Committee was undertaken on 19th April 2018.

1.1.2 All Planning committee Councillors were invited to attend. Councillors D Chaplin and M Colbran attended and assessed the quality and consistency of decisions. The Councillors were accompanied by the Head of Planning & Countryside, Development Control Group Leader and Principal Planning Officer. A summary of the findings of the review are provided below:-

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

Findings:

- Strong frontage provided by a dry stone wall and houses fronting onto the road / entrance
- Clearly defined streets resulting in a sense of place (secured following negotiation by the Group Leader)
- Solid boundary treatments – brick (close board fencing resisted)
- 'Heritage range' house types sympathetic to the character & appearance of the area
- Consistent palette of quality materials.
- Strong landscaping
- SUDS area
- Integrated affordable housing
- Natural play area, natural surveillance achieved through houses orientated to overlook

- Parking areas to the side of houses results in streets not dominated by cars

Officer recommendation: Approve subject to Conditions.

Committee decision: Approved subject to Conditions.

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

Findings:

- 100% affordable housing scheme
- Negotiated houses to be turned around from originally submitted proposal to take advantage of the cross valley views
- Consistent boundary treatments (use of railings to define private spaces)
- Large amount of close board fencing to the rear which detracts from the overall quality of the scheme but necessary for safety and privacy
- Parking areas defined by different surface treatment / colour. Noted that there was a lot of parking provided
- Scale of buildings considered to be in keeping with surrounding area
- Materials – reconstituted stone with red elements, similar to local sandstone found in the area. Dark grey fenestration gives a modern feel
- Landscaping provided, its success depends on maintenance

Officer recommendation: Approve subject to Conditions.

Committee decision: Approved subject to Conditions

4.0 P/15/0169 – Solar farm with associated infrastructure

Findings:

- 5MW solar farm set within a historic landscape adjacent to Gelligaer Common
- 1st solar farm in Merthyr Tydfil
- The topography of the land helps to screen the development and make it discreet
- Cllr Colbran commented that it was not at all intrusive and was the perfect location
- Sheep noted grazing amongst the solar panels
- Mitigation secured as part of the planning permission in the form of a hedgerow to be provided around the boundary of the site

Officer recommendation: Be Approved subject to conditions

Committee decision: Approved subject to conditions

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

Findings:

- Landmark building for community use, providing early learning centre etc
- Design details such as cylinder feature, longer shaped brick etc noted
- Security measures a key consideration
- Community interest noted on site
- Materials - use of corten steel and clay brick
- Scale of building considered appropriate given topography of site and surrounding buildings
- Quality of views from building

Officer Recommendation: Approve subject to Conditions

Committee decision: Approved subject to Conditions

6.0 RECOMMENDATION: That the review of planning decisions made by the Planning, Regulatory & Licensing Committee be accepted.