



MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 5TH SEPTEMBER, 2018

PRESENT: Councillors H Barrett (Chair)
C Tovey (Vice-Chair)

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

Officers:

S Jones (Senior Solicitor), J Jones (Head of Planning and
Countryside), G Morgan (Solicitor), D Cross (Principal Planning
Officer) and J Baber (Licensing Officer) and M Phillips
(Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
277	Apologies for absence	Apologies for absence received from the following committee members: Councillor E Glasworthy
278	Declarations of Interest	Councillor C Tovey declared a personal and prejudicial interest in Item 5. Councillor H Barrett declared a personal and prejudicial interest in Item 12.
279	Planning and Regulatory Fact Finding Visits - 19.07.2018	Councillor H Barret agreed to hear Item 12 as the first item. Councillor John Thomas entered the meeting prior to the start of the item. Councillor Howard Barrett returned to the Chair for the remainder of the meeting.

		The minutes of the Planning and Regulatory Fact Finding Visit held on 19 th July 2018 – Land adjacent to Garth Cottages and Foreman Place, Gwynnes Close, Merthyr Tydfil be accepted as a correct record.
280	Planning and Regulatory Fact Finding Visits - 30.07.2018	Amendment in relation to sub-station and telegraph poles.
281	P/16/0094 - Blaen y Garth Farm, Blaen y Garth Access Road, Pant, Merthyr Tydfil CF48 2UY	<p><i>Creation of tourist park comprising 57 camping and caravan pitches. The restoration and change of use of the farm house to accommodate an office, store rooms and shop. Conversion and extension to existing barn to provide tourist information area and café. Erection of two amenity buildings and construction of a new vehicular access road, landscaping and associated infrastructure works.</i></p> <p>Councillor C Tovey left the meeting after declaring a personal and prejudicial interest in this item.</p> <p>The Planning Officer introduced the item and provided the committee with the background in relation to the application and also explained that additional concerns had been raised by a local resident and by Councillor Sammon.</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"> • Can the officers confirm if Western Power Distribution were re-consulted in relation to the electrical pylons due to their lack of response to the initial consultation • Concerns were raised that officers did not action a decision that was made by the committee at the fact finding visit on 30th July 2018 and a number of excerpts were read from the National Grid document - Development near overhead lines, Planning and amenity aspects of high voltage electricity transmission lines and substations. <p>After consideration by the committee, the following amendment be approved.</p> <p>The item be deferred to the next Planning and Regulatory Committee in October allowing the Planning Department time to re-consult with Western Power Distribution and that the letter be sent via recorded delivery to ensure receipt.</p>
282	P/17/0350 - Land adjacent to Garth Cottages and Foreman Place, Gwynnes Close, Merthyr Tydfil	<p><i>Construction of two buildings comprising 8 flats.</i></p> <p>The Planning officer introduced the item to the committee and highlighted the issues raised at the Fact Finding visit on 19th July 2018.</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"> • A public sewer crosses the site and the exact location is unknown, is it the responsibility of the developer to ascertain in writing from Welsh Water the exact location to minimise the chance of complications in the future. <p>After consideration by the committee, it was Resolved that:</p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application be approved subject to the conditions outlined in the report.</p>
283	P/18/0189 - Stephens and George Ltd, Goat Mill Road, Dowlais, Merthyr Tydfil CF48 3TD	<p><i>Proposed extension to print works.</i></p> <p>The Planning Officer introduced the item to the committee and led them through the PowerPoint presentation which outlines the details of the development.</p> <p>Following comments by the committee it was Resolved that:</p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application be approved subject to the conditions outlined in the report.</p>
284	P/18/0209 - Former Mackintosh Hotel, Aberfan Road, Aberfan, Merthyr Tydfil	<p><i>Change of use to 9 self contained flats at first and second floors. Retain ground floor use as A3 use (for restaurant / café / coffee house), to include external alterations</i></p> <p>The Planning Officer introduced the item to the committee and informed members that a 199 name petition had been received along with 5 letters of representation highlighting the following planning issues – parking, noise and disturbance, privacy and residential amenity. The Planning Officer informed the committee that the issues had been addressed in the Planning Considerations section of the report.</p> <p>The following questions were raised by the committee and responded to in detail by the Planning Officers in attendance.</p> <ul style="list-style-type: none"> • Do the Planning Officers feel that the provision of five parking spaces is acceptable to service nine flats • A traffic impact consultation event is due to take place within the vicinity of the proposed development will any findings from this event be considered by the Planning Department <p>Councillor Scott Thomas moved that a site visit be called in relation to this application.</p>

		Resolved that: A Fact Finding Site Visit be convened and that the appropriate officers from Planning and Highways department be invited to attend.
285	Appeal Received P/17/0358 -	Resolved that: Appeal P/17/0358 be received.
286	Appeal Received P/18/0115 -	Resolved that: Appeal P/18/0115 be received.
287	Delegated Report	Resolved that: The delegated report be received.

CLOSED SESSION

Exempt

288	Hackney Carriage Vehicle Licence	Councillor H Barret agreed to hear Item 12 as the first item and left the meeting due to his personal and prejudicial interest, Councillor C Tovey took the Chair. Hackney Carriage Vehicle Licence (AMR) Resolved that: The vehicle licence renewal period not be extended.
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RE-OPENED SESSION

289	Any Other Business Deemed Urgent by the Chair	The Chair advised that there was no business deemed urgent and closed the meeting.
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