



MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 6TH FEBRUARY, 2019

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

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

Officers:

J Jones (Head of Planning and Countryside), G Morgan (Solicitor), H Roberts (Group Leader Development Control) and D Cross (Principal Planning Officer) and M Phillips (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
766	Apologies for absence	No apologies for absence were received as all members were present.
767	Declarations of Interest	Councillor Howard Barrett declared a personal and prejudicial interest in Item 4 as the Chair of Cancer Aid is a personal friend.
768	P/18/0054 - Land Adjacent to 17 Beechwood Drive, Heolgerrig, Merthyr Tydfil	<i>Proposed dwelling with minor works on the junction of Heolgerrig Road</i> The Planning Officer introduced the item and led the committee through the report and presentation. The following questions were raised by the committee and were responded to by the Planning Officer.

		<ul style="list-style-type: none"> • This application has been refused on three previous occasions but the reason that it is recommended for approval this time is due to the improvement to the vision splay; however, the report states that the vision splay is still an issue due to a sign and a telegraph pole. Also the hedge would have to be maintained over time to continue to provide improved visibility • When this application was previously turned down by the Planning Inspectorate there was mention of a traffic and pedestrian survey, why has there been no pedestrian survey carried out and why was the Highways Officer not made aware of the proposed development of a Children's play area above the proposed site which would potentially increase pedestrian traffic • In relation to Highway Safety the report states that traffic volume passing the access is light with a total of 13 two way vehicle movements being recorded during the morning peak hour (08.00 – 09.00) and 27 movements during the afternoon / evening peak period (17.00 – 18.00) Can you confirm how long they were on site to record these figures and do you feel the time spent on site was adequate to record the vehicular movements • Can the Planning Officer confirm if any objections have been received from the owner of The Gables since the publication of the report and is it correct that if the ownership of The Gables changes and they make an objection this application cannot go ahead <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>
769	P/18/0330 - Land at East Street and Upper Union Street, Dowlais, Merthyr Tydfil	<p><i>Construction of 10 dwellings with associated retaining walls, parking, access and new footpath</i></p> <p>Councillor Howard Barrett left the Council Chamber as he had declared a personal and prejudicial interest in this item and Councillor Clive Tovey took the Chair.</p> <p>The Planning Officer introduced the item and led the committee through the report and presentation.</p> <p>Councillor Julian Amos raised concerns in relation to this application due to the size of the petition submitted and a number of objections in relation to highway access and moved that a site visit be called in relation to this application.</p>

		<p>Resolved that:</p> <p>A Fact Finding Visit be convened and that the appropriate officers from Planning and Highways Department be invited to attend.</p>
770	P/18/0350 - Land off Aneurin Crescent, Twynrodyn, Merthyr Tydfil	<p><i>Construct 5, 2 bedroom bungalows</i></p> <p>Councillor Howard Barrett returned to the meeting and took the Chair.</p> <p>The Planning Officer introduced the item and led the committee through the power point presentation in relation to the application.</p> <p>Councillor John Thomas moved that a site visit be called in relation to this application.</p> <p>Resolved that:</p> <p>A Fact Finding Visit be convened and that the appropriate officers from Planning and Highways Department be invited to attend.</p>
771	P/18/0392 - Land North of Pant Industrial Estate, Bryniau Road, Pant, Merthyr Tydfil	<p><i>Residential Development</i></p> <p>The Planning Officer introduced the item and led the committee through the report and presentation.</p> <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>
772	Appeal Decision - P/18/0192	<p>Resolved that:</p> <p>Appeal Decision P/18/0192 be received.</p>
773	Appeal Decision - P/18/0195	<p>Resolved that:</p> <p>Appeal Decision P/18/0195 be received.</p>
774	Delegated Report	<p>Resolved that:</p> <p>Delegated report be received.</p>
775	Any Other Business Deemed Urgent by the Chair	<p>The Chair advised that there was no business deemed urgent and closed the meeting.</p>