



## MINUTES OF MEETING

# PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 8TH JANUARY, 2020

**PRESENT:** Councillors C Tovey (Chair)  
M Colbran (Vice-Chair)

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

**Officers:**

S Jones (Senior Solicitor), H Roberts (Group Leader  
Development Control) and D Cross (Principal Planning Officer)  
and M Phillips (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
600	Apologies for absence	Apologies for absence received from the following committee members: Councillor J Amos and Councillor H Barrett.
601	Declarations of Interest	Councillor C Tovey declared a personal and prejudicial interest in Item 3 P/19/0073 as he owns a number of Bed and Breakfasts in the area.
602	P/19/0073 - Bike Park Wales, Gethin Woodland Centre, Abercanaid, Merthyr Tydfil, CF48 1YZ	<i>Provision of 36 camping pods and 5 chalets, erection of shower / toilet block and creation of play and picnic area. Construction of new parking area (150 spaces) with overflow carpark (46 spaces), together with a trail maintenance yard, new highway access routes, ground profile works, drainage, infrastructure and landscape works</i>  Councillor C Tovey left the meeting after declaring an interest in the item and the Vice Chair Councillor M Colbran took the Chair.

		<p>The Planning Officer led the committee through the report with the aid of the power point presentation.</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"><li>• Clarification was sort in relation to the removal of trees from the area outside of the bird nesting season</li><li>• Does the authority have the necessary staff to ensure all conditions are monitored</li><li>• Confirmation was sort from the Planning Officers that the only vehicular access will remain via the A470 and there will be no impact on the village of Abercanaid</li><li>• Confirmation was sought in relation to the tarmac road at the entrance and whether tarmac would be extended into the site or if a chipping / gravel surface would be used for the extension of the road</li><li>• There are currently both pedestrian and cycle access routes on site, will these access routes be better sign posted as they are currently poor</li><li>• Clarity was sought on the timescale for the completion of the works and whether it would be possible for the Planning Department to arrange a post work Fact Finding Visit</li><li>• Clarification was sought as to the planned location of the toilet / shower block</li><li>• Confirmation was sought from the officers that the distance from the camping pods to the toilet / shower block was reasonable</li><li>• Clarification was sought in relation to the private water supply as the report highlighted a concern raised by the Environmental Health Manager</li><li>• An explanation was sought in relation to how the site currently receives water via a private water supply and what plans are in place to increase the water capacity due to the expected increase in visitors</li><li>• Concerns were raised in relation to the access road, due to the number of projected visitors. How will the road be maintained and who will be responsible for the maintenance</li></ul>
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			<p>After consideration by the Committee, it was <b>Resolved that:</b></p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application <b>be approved</b> subject to the conditions outlined in the report.</p>
603	P/19/0115 Decision	Appeal	<p>Councillor C Tovey returned to the meeting and took the Chair.</p> <p><b>Resolved that:</b></p> <p>Appeal Decision P/19/0115 be received.</p>
604	P/19/0038 Received	Appeal	<p><b>Resolved that:</b></p> <p>Appeal P/19/0038 be received.</p>
605	PE/18/0119 Received	Appeal	<p><b>Resolved that:</b></p> <p>Appeal PE/18/0119 be received.</p>
606	Delegated Report		<p><b>Resolved that:</b></p> <p>Delegated report be received.</p>
607	Any Other Business Deemed Urgent by the Chair		<p>The Chair advised that there was no business deemed urgent and closed the meeting.</p>