



## MINUTES OF MEETING

# PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 21ST OCTOBER, 2020

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

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

**Officers:**

J Jones (Chief Officer Neighbourhood Services), C Watkins  
(Planning officer) G Morgan (Solicitor), M Phillips\* (Democratic  
Services Officer) and M Edmunds (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
131	Apologies for absence	No apologies for absence were received.
132	Declarations of Interest	No declarations of interest were received.
133	Merthyr Tydfil Replacement Local Development Plan (LDP) 2016 - 2031: Supplementary Planning Guidance (SPG) Notes 1 - 4	<p><b>Merthyr Tydfil Replacement Local Development Plan (LDP) 2016 - 2031: Supplementary Planning Guidance (SPG) Notes 1 – 4</b></p> <p>The Planning Officer led the committee through the report with the aid of a 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>• Clarity was sought in relation to the terms on site and off site affordable housing in Supplementary Planning Guidance (SPG) 1</li><li>• Would on site/off site affordable housing allow a developer to have a number of affordable houses on a development and further affordable housing on a separate site to meet the affordable housing criteria</li><li>• Clarity was sought in relation to the figures on page 7 of the Supplementary Planning Guidance (SPG) 1. Paragraph 4.2 states that the most recent Local Housing Market Assessment (LHMA) identified an annual need for 367 affordable dwellings. However, 4.4 states that development proposals should deliver 253 affordable dwellings across the County Borough by 2031.</li><li>• With a significant difference in the affordable housing figures can you confirm that it is likely there will still be a huge demand for affordable housing in 11 years time</li><li>• SPG 3 Archaeology &amp; Archaeological Sensitive Areas Paragraph 9.5.1 states that Morlais Castle sits in Pant Ward, this is incorrect and should state Dowlais Ward.</li><li>• Paragraph 9.8.3 of SPG 3 which relates to ASA8 Merthyr Tydfil West: Heolgerrig, Winch Fawr, Cwm Du and Cwm Glo states there is a long history of mineral workings which began in the 18<sup>th</sup> Century, however; there is substantial evidence that the history of the area goes back much further than the 18<sup>th</sup> Century.</li><li>• SPG Notes 1-4 will be going out for consultation, can you confirm if it will be on-line</li><li>• Will assistance, training and support be made available to state holders who wish to take part in the on-line consultation</li><li>• In relation to SPG 3 Archaeology &amp; Archaeological Sensitive Areas what are the main changes, is it going to make it more difficult for developers and what if a developer has already carried out a large amount of work and the SPG gets approved will that mean further work for developers to ensure their application meets the criteria</li></ul>
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134	Any Other Business Deemed Urgent by the Chair	The Chair advised that there was no business deemed urgent, however Cllr D Sammon raised an issue with the Chief Officer Planning and Neighbourhood Services on behalf of a Ward Councillor who was having difficulty with the call in process for committee consideration.