



MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 10TH FEBRUARY, 2021

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

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

Officers:

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

ITEM NO.	AGENDA MATTER	DECISION
390	Apologies for absence	No apologies for absence were received.
391	Declarations of Interest	No declarations of interest were received.
392	P/20/0235 - 29 Trevethick Street, Merthyr Tydfil, CF47 0HX	<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">It is understood that the present owner of the property has now withdrawn from the offer of a large grant from Welsh Government, does that mean that the various repairs, the installation of new windows, doors, minor alterations etc will now not go ahead at the property

		<ul style="list-style-type: none">• At the bottom of Page 4 of the report under the heading Publicity, there are a number of bullet points, the first refers to concerns from residents that the subdivision of the property into two flats will exacerbate the level of noise and disturbance in the area, on Page 6 of the report under the heading Impact on local amenity it states that there is no evidence to suggest that the conversion of the property would give rise to an increase in the level of noise and disturbance in the area. The previous tenants have left the property, but the owner / landlord of the property hasn't changed, and due the previous history of the property do you believe that there is a distinct possibility of anti-social behaviour re-occurring in the future• Page 5 of the report refers to National Planning Policy, Planning Policy Wales (PPW), Edition 10, December 2018, Paragraph 3.12 The property has been there for well over 100 years, this is not about design of the property, doesn't that particular part of the Planning Policy Wales particularly refer to new developments• Page 6 of the report, Highway Implications. You state that - It is acknowledged that the exiting dwelling does not benefit from any designated off-street parking provision. Do you accept that as the application is for two flats and therefore very likely to be occupied by two couples who between them are likely to have two cars that there will be additional cars trying to park in the street at all times of the day and night• Page 4 of the report, under the heading Publicity - bullet point two states Due to there being no rear access to the property, there are concerns that the proposed conversion of the property would present a fire safety risk. Also under the title Representations at the bottom of page 6 it states, in regards to fire safety, it would be necessary for the conversion of the property to comply with appropriate building regulations outside of the planning process i.e. the installation of fire safety doors, safe means of escape and sprinkler systems etc Do you accept that from a planning point of view that adhering to carrying out the alterations of the two flats must (the word must was stressed) require the installation of the safety doors, safe means of escape and sprinkler systems, because in this instance as there is no rear access and two flats, if a major fire breaks out the first floor flat must surely have a safe means of escape to the rear of the property.
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393	P/20/0313 - Land To The Rear Of Kingsley Terrace, Aberfan, Merthyr Tydfil	<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"> • Can you confirm that if this application was not related to a member of the planning team it would have been dealt with by means of delegated powers • Can you confirm that the Councils ecologist was in favour of the application • Recommendation 2 states that if within a period of 5 years form the date of planting the replacements trees are removed, uprooted, die or become in the opinion of the local planning authority, seriously damaged or defective, trees of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written approval to any variation. <p>Can you confirm what happens after five years, will the applicant still have to replace the trees</p>

		<p>After consideration by 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>
394	Appeal Received - P/20/0138	<p>Resolved that:</p> <p>Appeal P/20/0138 be received.</p>
395	Delegated Report	<p>Resolved that:</p> <p>The delegated report be received.</p>
396	Any Other Business Deemed Urgent by the Chair	<p>The Chair confirmed that there was no other business deemed urgent and thanked the members for their attendance and closed the meeting.</p>