



## MINUTES OF MEETING

# PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 9TH FEBRUARY, 2022

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

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

**Officers:**

J Jones (Chief Officer Neighbourhood Services), 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
654	Apologies for absence	No apologies for absence were received as all members were in attendance.
655	Declarations of Interest	Councillor C Tovey declared a personal and prejudicial interest in Item 3 (P/21/0244) as he knows the lease holder and has had a number of dealings with him over the past few years.  Councillor L Mytton declared a personal and prejudicial interest in Item 6 as she is a trustee of the Stephens and George Charitable Trust.
656	P/21/0244 - 3 Chestnut Way, Gurnos, Merthyr Tydfil	Councillor C Tovey left the meeting as he had declared an interest in this item and Councillor M Colbran took the Chair.

		<p>The Chair welcomed Councillor L Mytton to her first planning committee.</p> <p>The Planning Officer led the committee through the application with the assistance of a power point presentation.</p> <p>The following questions were raised by the committee and were responded to in detail by the officers in attendance:</p> <ul style="list-style-type: none"><li>• Clarify was sought in relation to how the rest of the premise would be utilised</li><li>• The report states that the property has been vacant for two years, can you confirm what the unit was used for previously</li><li>• One of the planning matters listed in the petition signed by 124 residents was impact of the use on parking – Can you confirm that there are 24 spaces in the car park at the front of the property and also that on street parking within the vicinity of the premises isn't restricted</li><li>• The concerns raised are in relation to the parking are based on the extended time vehicles would be utilising the spaces as apposed to the current situation where there is a steady flow of traffic in and out of the car park. There are also concerns from local ward councillors and residents that if on street parking is utilised it will increase illegal parking, junction parking and congestion – have these issues been taken into consideration and have any police reports been requested.</li><li>• Can you confirm that there is an additional car park within short walking distance of the premise</li><li>• Page 6 of the report states that the permitted opening hours are between 10am -11pm and the petition raises the issue of unsociable hours, can you please confirm what are current opening hours are for the existing premises</li><li>• Clarity was sought in relation to whether the business would be operating a takeaway as well as the restaurant</li></ul> <p>Councillor D Sammon moved that a site visit be called in relation to this application</p> <p><b>RESOLVED that:</b></p> <ul style="list-style-type: none"><li>• A Fact Finding Visit be convened and that the appropriate officers from the Planning Department be invited to attend.</li></ul>
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		<p>Clarity was sought from Councillor C Jones in relation to the holding of site visits and the current Welsh Government Covid-19 restrictions. It was requested that clarification be put in writing to committee members in relation to the current guidelines and the holding of future Fact Finding Visits.</p>
657	P/21/0144 - 78 Heol Rhyd-y-Bedd, Pant, Merthyr Tydfil	<p>Councillor C Tovey returned to the meeting and took the Chair.</p> <p>The Planning Officer led the committee through the application with the assistance of a power point presentation.</p> <p>No questions were raised by the committee.</p> <p>Councillor D Sammon moved that a site visit be called in relation to this application.</p> <p>The motion wasn't carried and 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 refused</b> for the reasons contained in the report.</p>
658	P/21/0416 - Land at Springfield Rise, Treharris, Merthyr Tydfil	<p>The Planning Officer led the committee through the application with the aid of a power point presentation and a brief video of the site.</p> <p>The following questions were raised by the committee and were 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 number of dwellings proposed for the site as the figure under the title 'Proposed Development' does not match the figure highlighted in the letter of objection</li> <li>• The letter of objection states that 'the diversion of the right of way will be strongly apposed' – if there is a problem with the right of way would the number of properties be affected</li> <li>• There have been a number of false dawns in relation to this site, what guarantees do we have that this development will go ahead and be completed</li> <li>• Can you confirm if a condition should be added in relation to the issue with the right of way stating that the issue should be resolved before any work is carried out</li> <li>• Clarity was sought as to whether all buildings on the site would have solar panels</li> <li>• Can we look to a policy change to state that all future developments should include solar panels</li> </ul>

		<p>After further comments it was <b>Resolved that:</b></p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application be <b>approved</b> subject to the conditions outlined in the report.</p>
659	P/21/0424 - Stephens & George Ltd, Goat Mill Road, Dowlais, Merthyr Tydfil	<p>Councillor L Mytton left the meeting after declaring a personal and prejudicial interest in this item.</p> <p>The Planning Officer led the committee through the application with the assistance of a power point presentation.</p> <p>The following questions were raised by the committee and were responded to in detail by the planning officers in attendance.</p> <ul style="list-style-type: none"> <li>• Clarity was sought as to whether the extension would lead to additional jobs at the company</li> </ul> <p>After further comments it was <b>Resolved that:</b></p> <p>In accordance with the recommendation of the Head of Town Planning and Countryside, the application be <b>approved</b> subject to the conditions outlined in the report.</p>
660	Delegated Decision Report	<p><b>Resolved that:</b></p> <p>Delegated decision report be received.</p>
661	Any Other Business Deemed Urgent by the Chair	<p>Judith Jones provided the committee with a verbal update on the potential procedural changes to the Planning, Regulatory and Licensing Committee in relation to members of the public being able to address the committee at future meetings.</p> <p>It was confirmed that a report will be brought to the next Planning, Regulatory and Licensing Committee on 9<sup>th</sup> March.</p> <p>The Chair thanked the members for their attendance and closed the meeting.</p>