



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MINUTES OF MEETING

PLANNING AND REGULATORY FACT FINDING VISITS MEETING

WEDNESDAY, 24TH AUGUST, 2022
LAND OFF ELM TREE GROVE, TWYNYRODYN, CF47
0LR

PRESENT: Councillors: C Tovey (Chair)
S Thomas (Vice-Chair)

Councillors: B Carter, M Colbran, J Davies, C T Jones,
D Sammon and J Thomas

Other Councillors in Attendance:

Town Ward Councillors A Barry, J Jenkins and D Jones

Officers:

G Morgan (Solicitor) and D Cross (Principal Planning Officer)
and M Phillips (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
1	Apologies for absence	Apologies for absence were received from the following Councillors: E Galsworthy and M Jones
2	Declarations of Interest	No Declarations of Interest were received.

3	P/21/0358 - Land Off Elm Tree Grove, Twynyrolyn, Merthyr Tydfil	<p>The Planning Officer led the committee through the report and highlighted the salient points.</p> <p>The following questions were raised by the committee and were responded to in detail by the Planning Officer in attendance.</p> <ul style="list-style-type: none"> • Confirmation was sought in relation to whether the land was the same as the land that the existing housing has been built on to the East of the site • There are plans to build an additional play area, however the entrance to the site will dissect the play areas, this is dangerous. Has any thought been given to moving the entrance road • The report highlights a junction analysis, can you provide an explanation and what was involved in the analysis • The analysis carried out estimates that queue lengths could increase to 68 vehicles, the queue lengths are already unacceptable. Will this become a burden on the authority in future if it has to be resolved • The area outlined for development was highlighted in the Local Development Plan and set aside for 120 properties. Can you confirm how officers came to that conclusion • The developers are likely to encounter problems due to previous mining on the site, do you believe they will be able to build 120 properties on the site • The traffic management survey estimates that 30% of residents won't be travelling to work, can you confirm how that figure was calculated <p>Councillor Clive Jones requested a response as to why the site visit was called by officers and not the members and why officers from the Highways and Engineering Department were not invited to attend</p> <ul style="list-style-type: none"> • 121 new properties are proposed for the
---	---	---

		<p>site, can you confirm how many existing properties are already accessing the junction that leads to the mini roundabout on Penheolfferthyr</p> <ul style="list-style-type: none">• Clarity was sought in relation to the land to the south of the site and whether it was likely to be developed in future• Confirmation was sought as to whether the developers had investigated a possible entrance to the site via the slip road (A4060) <p>Town Ward Councillor Andrew Barry requested clarity in relation to the traffic management and air quality surveys as he believed the figures didn't add up</p> <p>11.30am – Councillors J Davies and D Sammon left the meeting.</p> <ul style="list-style-type: none">• It was mentioned that Shale was used to backfill parts of the site, can you confirm that it is acceptable to build on this kind of material <p>A request was made from Councillor Clive Jones that the Director of Education, a Highways Officer, Engineering Officer and an Environmental Services Officer be invited to attend the Planning, Regulatory and Licensing Committee at 5pm later today.</p> <ul style="list-style-type: none">• If the schools in the Ward are at capacity and children have to travel to school would this put an additional burden on the Local Authority to provide home to school transport <p>The following questions were raised by Town Ward Councillor D Jones on behalf of his constituents</p> <ul style="list-style-type: none">• <i>The initial consultation and public meeting were held when Covid 19 restrictions were in place, when many residents were fearful of attending such a meeting, indeed many of our residents are still fearful of such meetings particularly the older ones. Why has there not been a further public meeting to discuss this application especially as some mitigating measures have been proposed by the planning department?</i>
--	--	--

		<ul style="list-style-type: none">• <i>There are still times when Twyn Hill at the Tesco roundabout and Goatmill Road junction have long traffic jams. Another three hundred plus vehicles must add to this congestion, also considering that many people are still working from home, how can any traffic survey and the impacts be considered as accurate?</i>• <i>Official figures have been made available regarding the level of Nitrogen Dioxide in the air quality zone along Twyn hill since measures were put in place to reduce them, As the increased number of vehicles is only estimated, how can you be sure that this increase will not generate the same, or worse, pollution?</i>• <i>Schools in the area are already at capacity, with another 200 plus houses at a conservative estimate of 1.5 children per household will create a need for Circa 300 more pupil places in our schools. What will be done to address this issue?</i>• <i>There are already safety issues around parking and traffic around our schools and local housing areas are inundated with vehicles taking children to school this will be exacerbated by the proposal. What mitigation measures can be used to address this?</i>• <i>The Welsh Government Wellbeing Act has been brought in since the Local Development Plan (LDP) was amended and they now recommend that all residents should be able to access a green space within 300 metres of their home. This has been introduced to support residents physical and mental health issues that are currently increasing, lack of green spaces and leisure areas have a negative effect on not only individuals, but also the services needed to support them which is massively evident from recent wellbeing reports.</i>
--	--	--

		<ul style="list-style-type: none">• Somehow during the ecological survey the consultants have managed to miss two families of wild deer that live in the wooded area. Wild Deer are a protected species and surely this must be taken into account when discussing this application, Could one of the officers give advice regarding this please?• Should this development go ahead would it be subject to Community Infrastructure Levy (CIL) or a Section 106 agreement. As this is the area that will be most affected by this development can officers assure us that any finances raised will be spent in this area?• Improvements, in inverted commas to the current playground include boulders being placed on the playground area, reducing grassed area for playing football etc. How is this an improvement?• As the LDP is only reviewed every 15 years, most residents are not aware of the implications contained within it. There have been few objections to the previous large developments in the area, largely because the green areas used for recreation and leisure were unaffected. We are now in a different place, green leisure areas are becoming scarce in an already densely populated area, but are the only sites for potential development even though they are regularly used by residents (with the exception of the St Tydfils Hospital site)• When the Planning Department included this site in the LDP, did they consider that should this development go ahead that they would be creating a concrete jungle from the Mardy to Mountain Hare to Penyard to the Town Centre and back to the Mardy?• Do they think the LDP consultation and public information available at the time was adequate?
--	--	--

		<ul style="list-style-type: none"> • <i>This is the most populated ward in the County Borough and with the exception of Thomastown park, the Mountain Hare sports fields and the bowl sports fields (which cannot be used when there is a match or training on them) there are no other substantial public green areas in the ward as other areas are also included in the LDP. (Mardy Hospital Site)</i> • <i>Where does the Planning Department suggest residents go for recreation or leisure?</i> • <i>We feel that Councillors are being asked to approve the development without a solution to traffic congestion issues</i> • <i>Are the developers and the planning dept aware of the illegal mining that has taken place on the site?</i>
4	Any other business deemed urgent by the Chair	No other business was deemed urgent by the Chair and the meeting was closed.