



## MINUTES OF MEETING

# PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 24TH AUGUST, 2022

**PRESENT:** Councillor C Tovey (In the Chair)

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

**Officers:**

J Jones, G Morgan, H Roberts, D Cross, C Morris, S Walker and  
M Phillips

*In order to capture the presence of all attendees, including those experiencing technical difficulties, the attendance sheet created by Microsoft Teams has been published as a separate supplement alongside these minutes.*

ITEM NO.	AGENDA MATTER	DECISION
138	Apologies for absence	Apologies for absence received from the following committee members: E Galsworthy and M Jones.
139	Declarations of Interest	No Declarations of Interest were received.
140	Minutes of meeting Thursday, 14 July 2022 of Planning and Regulatory Fact Finding Visits	<b>Resolved that:</b> The Minutes of the Fact Finding Visit held 14 July 2022 be accepted as a correct record.

141	P/21/0170 - Bryntaf Garage, Aberfan, Merthyr Tydfil, CF48 4PJ	<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 by the planning officers in attendance.</p> <ul style="list-style-type: none"> <li>• Clarity was sought on the process of the appeal to Planning and Environment Decision Wales (PEDW)</li> <li>• Can the Planning Officer confirm if the timescales have changed in relation to Planning applications being determined</li> <li>• At what point in the process does the eight week period start</li> <li>• Can you clarify why the applicant has gone straight to appeal rather than waiting for the Planning Department to determine the application</li> <li>• Can the Planning Officer confirm the timescales involved when waiting for a decision from PEDW</li> <li>• Can you confirm if the Authority are liable for costs if the applicant wins their appeal</li> </ul> <p>After further comments it was <b>Resolved that:</b></p> <p>In accordance with the recommendation of the Director of Neighbourhood Services, PEDW be informed that the Committee considered that the application should be <b>refused</b> for the reason outlined in the report.</p>
142	P/21/0358 - Land Off Elm Tree Grove, Twynrodyn, Merthyr Tydfil	<p>The Planning Officer led the committee through the application with the assistance of a power point presentation and outlined the findings of the Fact Finding Visit that took place earlier in the day.</p> <p>The following questions were raised by the committee and were responded to by the planning officers in attendance.</p>

		<ul style="list-style-type: none"><li>• Traffic Congestion Issues – the average queue length may increase to 68 vehicles, this is going to cause major issues, can the Planning Officer explain what can be implemented and is it normal for the highways department to come in after a development has received approval to resolve issues</li><li>• The local authority planted a large number of trees on the site and are now happy for the trees to be lost to development, is this normal</li><li>• There seems to have been a lot of thought given to the traffic issues on Penheolferthyr leading to the Goat Mill Road but no thought given to the mini roundabout off Elm Tree Grove, there is a blind spot at this point, can you confirm how this can be addressed</li><li>• Health and Safety concerns were raised about the positioning of the entrance road which would dissect the play areas</li><li>• Clarity was sought as to whether the developers had explored the possibility of having an access road that would join the slip road (A4060) towards the south of the site, as it would eliminate the Health and Safety issues and the traffic congestion in Twynyrodyn</li><li>• How are large plant going to avoid the air quality improvement zones if the development is granted</li><li>• Have surveys been carried out to assess whether the roads around the site can take a large amount of heavy vehicles</li><li>• Concerns were raised about the possibility of the air quality becoming an issue at the top of Penheolferthyr due to increased congestion if the development is granted</li></ul>
--	--	--

- Are the Planning Department aware that the consultation was carried out on 1<sup>st</sup> March 2020 and residents are yet to receive a response from the developers
- Are Planning Officers aware of any covenants on the site?

Councillor C Jones raised his disappointment that a Fact Finding visit and Planning Committee had been called in August and that no officers from Engineering and Highways had been invited to the site visit earlier in the day.

- Concerns were raised by the committee about the capacity of Twynyrodyn school and whether it could cope with an influx of new pupils
- Confirmation was sought on whether the school would reach it's capacity or even exceed it if the application was to be approved
- Confirmation was sought in relation to the consistency of the ground on the proposed site and whether it is suitable for development
- Page 25 of the agenda lists nineteen documents that have been submitted in support of this application. The Planning Officers have had the opportunity to read these reports, but the elected members have not been afforded that ability.

Excerpts were read from the section of the report titled *Ground Conditions* which raised concern and it was moved that this application be **deferred to the next Planning, Regulatory and Licensing Committee** to allow the documents submitted in support of the application to be distributed to the committee to allow them to make an informed decision.

		<p>It was further moved that the following Officers be in attendance at the next meeting of the committee: Director of Education, Chief Environmental Health Officer, Ecologist, Traffic Management Officer and a Highways Officer.</p> <p>It was <b>Resolved</b> that:</p> <p>The application be <b>deferred</b> to the next meeting of the Planning, Regulatory and Licensing Committee.</p>
143	<p>P/22/0075 - Martin Evans House, Riverside Court, Merthyr Tydfil, CF47 8LD</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 answered in detail by the Planning officers in attendance.</p> <ul style="list-style-type: none"> <li>• Does the Planning Officer agree that having been at the fact-finding visit and assessed the views from the premises where there will be a total of eight bedrooms overlooking Dixon Street and particularly Number 15, is it now accepted that with it being a change of use from offices to a hotel which will be in use 7 days a week that there will be a lack of privacy and an increase in overlooking</li> <li>• Concern was also raised about a number of trees that had been cut down between Number 15 Dixon Street and the applicant's premise which previously provided some sort of barrier</li> </ul> <p>It was <b>Resolved</b> that:</p> <p>In accordance with the recommendation of the Director of Neighbourhood Services the application <b>be approved</b> subject to the conditions outlined in the report.</p>

144	Appeal Decision - PE/18/0069	<b>Resolved that:</b>  The appeal decision be received.
145	Appeal Decision - PE/21/0005	<b>Resolved that:</b>  The appeal decision be received.
146	Delegated Decision Report	<b>Resolved that:</b>  The Delegated Decision Report be received.
147	Any Other Business Deemed Urgent by the Chair	There was no business deemed urgent by the Chair and he thanked everyone for their attendance and closed the meeting.

---