



MINUTES OF MEETING

PLANNING, REGULATORY AND LICENSING MEETING

WEDNESDAY, 28TH FEBRUARY, 2024

PRESENT: Councillor D Sammon (In the Chair)

Councillors C Tovey, B Carter, M Colbran, L Davies, D Isaac, C T Jones, J Thomas and S Thomas

Officers:

J Jones (Chief Officer Neighbourhood Services), G Morgan (Solicitor), D Cross (Group Leader Development Control), C Watkins (Planning Officer (Policy)) and A Foote (Principal Planning Officer)

E Galeozzie (Democratic Services Officer) and O Moore (Democratic Services Officer)

ITEM NO.	AGENDA MATTER	DECISION
706	Apologies for absence	No apologies for absence were received.
707	Declarations of Interest	No Declarations of Interest were made.
708	Planning and Regulatory Fact Finding Visit: 05/02/2024	Resolved that: The Minutes of the Planning and Regulatory Fact Finding Meeting held 5 February 2024 be received.
709	P/23/0196 Former Merthyr Tydfil General Hospital High Street Merthyr Tydfil	<i>Proposed redevelopment to create 30 No. (1 and 2 bedroom) self contained apartments</i> The Planning Officer A Foote introduced the report and

		<p>provided the committee with a power point presentation outlining the application.</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"> • Is there a policy regarding the number of disabled parking spaces required? • Will you have further discussions with the developers concerning the number of parking spaces? • Clarity was sought on the financial viability of the site. • In relation to the cycle parking spaces - how many residents do you think would have and use cycles regularly? • How much space does the cycle parking take up? • Clarity was sought on Highway Safety/Parking. • Do you think that all 30 residents will have cars? • Who will enforce the correct use of disabled parking? • Are 4 disabled parking spaces the legal requirement for a site of this size? • Has there been any consideration to create an additional parking area? • Can you guarantee that the developer will insist on permit parking? <p>Comments regarding parking and public transport were made.</p> <p>Following further comments by the committee in relation to the application it was Resolved that:</p> <p>The application be approved subject to the conditions outlined in the report.</p>
710	P/23/0234 1 Church Street Merthyr Tydfil CF47 0BA	<p><i>Change of use from offices (B1 use class) to House of Multiple Occupancy for up to 6 persons (C4 Use Class)</i></p> <p>The Planning Officer D Cross introduced the report and provided the committee with a power point presentation outlining the application.</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"> • Will the basement and attic rooms be developed at a later date? • Have we considered the dance school that is near

		<p>the property?</p> <ul style="list-style-type: none"> Proposed Development – what happens if there is an issue with the roof? Clarity was sought on the Proposed Development paragraph. Will there be security cameras? <p>Following further comments by the committee in relation to the application it was Resolved that:</p> <p>The application be approved subject to the conditions outlined in the report.</p>
711	P/23/0247 St Johns Lodge The Grove Merthyr Tydfil CF47 8YR	<p><i>Convert existing dwelling into two 3 bedroom flats and one 2 bedroom flat</i></p> <p>A Member proposed that a Site Visit be convened as objections had been received. A further request was also made that representatives of the Highways Department be present at this Meeting together with appropriate Officers.</p> <p>Resolved that: A Fact Finding Site Visit be convened in relation to this application.</p>
712	P/23/0288 2 Overton Street Dowlais Merthyr Tydfil CF48 3AT	<p><i>Change of use from 4 bedroom dwelling (C3 use class) to 6 bedroom HMO (C4 use class)</i></p> <p>A Member proposed that a Site Visit be convened as objections had been received. A further request was also made that representatives of the Planning Department be present at this Meeting together with appropriate Officers.</p> <p>Resolved that: A Fact Finding Site Visit be convened in relation to this application.</p>
713	Delegated Report January 2024	<p>Resolved that:</p> <p>The Delegated report be received.</p>
714	Any Other Business Deemed Urgent by the Chair	<p>The Chair advised that there was no other business deemed urgent.</p>