

Glover, Kate

From: Jones, Andrea
Sent: 05 February 2025 11:14
To: Glover, Kate
Subject: RE: The Norton and landownership [NOT PROTECTIVELY MARKED]

Switch-MessageId: c0841958f09d418595c0ec9fb3125ca7

Classification: **NOT PROTECTIVELY MARKED**

Hi Kate,

Happy for the objection to stand. I've checked with the team and there are no applications to purchase or take rights over the access area. I have also checked the title to the Norton and can see no reference to rights over the land. Their access to date has always been over adopted highway but as the access is now being brought further south, this will no longer be over adopted highway so they have no automatic right of use.

Out of curiosity, I tried to access Highway comments on the planning portal to see what they had said but there seems to be an issue with access at the moment.

Kind regards,

Andrea.

Andrea Jones DIP SURV C.E.M.

Arweinydd Tim - Rheoli Ystadau | Estates Team Leader
Cyngor Bwrdeistref Sirol Merthyr Tudful | Merthyr Tydfil County Borough Council
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Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhowch wybod inni beth yw'ch dewis iaith e.e Cymraeg neu'n ddwyieithog.

We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual.

From: Glover, Kate <Kate.Glover@merthyr.gov.uk>
Sent: 05 February 2025 09:23
To: Jones, Andrea <Andrea.Jones@merthyr.gov.uk>
Subject: The Norton and landownership

Hi Andrea

Hope you are well and keeping warm.

I've copied the previous discussions regarding this site. We're ready to send the refusal to the applicant and have addressed the matter of access and landownership: *"It is noted that the pavement that runs along the side of The Norton is an adopted pavement and the carriageway located beside the pavement is within the Council's ownership but does not form part of the adopted highway. It has been confirmed by the Head of Property and Estates that the applicant does not have any right of access over the land nor has any agreement to secure a right of access been granted. As such, the Estates Department has no option other than to object to the proposal."* Are you happy with this approach?

Please contact me if you have any questions on the above matters.

Kate

Kind regards

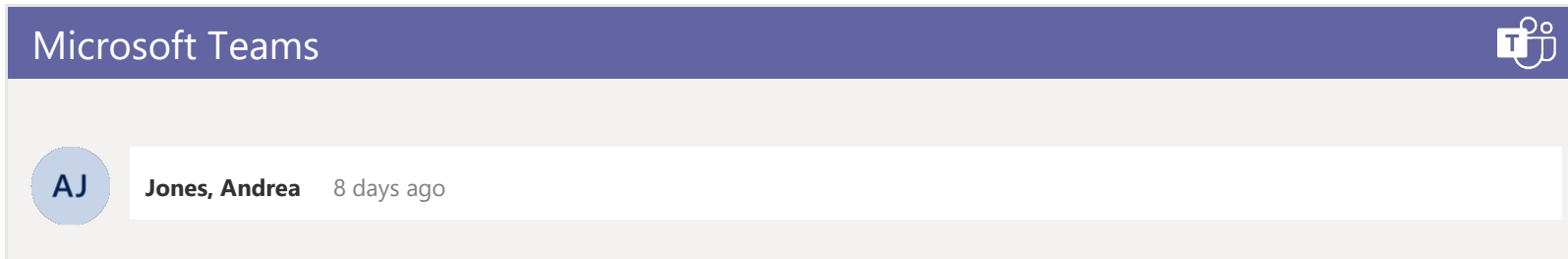
Kate Glover
Swyddog Cynllunio / Planning Officer
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E-bost / Email: Kate.Glover@merthyr.gov.uk

From: Glover, Kate <Kate.Glover@merthyr.gov.uk>

Sent: 05 February 2025 09:21

To: Glover, Kate <Kate.Glover@merthyr.gov.uk>

Subject: Chat conversation with Jones, Andrea from Microsoft Teams





Council owned land is hatched blue. I've asked our team whether anyone has received an application to purchase the land needed for access and will update you further once they reply. If we've not received anything, we would have to object to the planning application as it involves development on Council land.