

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting of the Development Control Committee held at The Pavilions, Clydach Vale on Thursday, 16 October 2014 at 5 p.m.

PRESENT

County Borough Councillor R.B.McDonald - in the Chair

County Borough Councillors

L.M.Adams	C.J.Middle	G.P.Thomas
J.Bonetto	G.Smith	(Mrs) J.S.Ward
M.Griffiths	G.Stacey	P.Wasley
P.Jarman	(Mrs) M.Tegg	E.Webster
		W.D.Weeks

In attendance:

County Borough Councillor G.Holmes

Officers in Attendance

Mr.S.Gale – Service Director, Planning
Mr.C.Jones – Development Control Manager
Mr.S.Humphreys – Principal Solicitor
Mr.S.Zeinalli – Highways Development & Adoption Manager
Mr.D.Hart –Senior Environmental Health Officer

89 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L.De Vet, R.Lewis, S.Rees and (Mrs) A.Roberts.

90 DECLARATION OF INTERESTS

In accordance with the Code of Conduct, County Borough Councillor G.Smith declared a personal interest in Application No.14/1129 – Change of use from a private members club to an A3 Bar and Carvery – XS Bar and Carvery, 180 Aberrhondda Road, Porth – “I was a Member of the Licensing Sub-Committee which granted a licence for this premises, it is also a prejudicial interest and I will leave the meeting for this item.”

91 HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS

RESOLVED to note, that when Members determine the development control matters before them, they should have regard to the Development Plan and, so far as material to applications, to any other material considerations and when taking decisions, Members have to ensure they do not act in a manner that is incompatible with the Convention on Human Rights as incorporated into legislation by the Human Rights Act 1998.

92 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 18 September 2014 subject to it being noted in respect of Minute No.76(1) re: Application No.14/0327 – Change of use from club to public house – Hopkinstown Cricket Club, Pontypridd that County Borough Councillor G.Smith and not G.Stacey declared that he was a member of the Licensing Committee and would not be voting on the application.

93 REQUESTS FOR SITE INSPECTIONS

RESOLVED to defer application no.14/0893 – Development of site to provide up to 80 dwellings with associated infrastructure (Outline) – Elms Farm off Stryd Silurian, Llanharry, Pontypridd – for a site inspection to be undertaken by the Committee to consider the impact of the proposed development on the surrounding area including highways and public health issues.

94 CHANGES TO THE ORDER OF THE AGENDA

The Committee agreed that the agenda would be considered out of sequence and as detailed in the minutes set out hereunder.

95 SITE VISIT INVOLVING PUBLIC SPEAKER

Application No.13/0416 – Change of use and development of the existing B2 industrial unit into a renewal energy generation production facility. Amendments to the scheme to reduce the output from 8MW to 4MW, a consequential reduction in the number of stacks from 6 to 3 and an increase in height from 25m to 30m. All incorporated within a Revised Planning Statement, Environmental Statement addendum, Revised Plans and emails submitted 2 & 27 June and 19 July 2014). A Waste Planning Assessment has also been submitted on 2 June 2014) – Unit 43-44 Seventeenth Avenue, Hirwaun Industrial Estate, Aberdare

In accordance with adopted procedures, the Committee received Mr.E.Keane (Applicant), who was afforded five minutes to address Members on the application.

The Development Control Manager reported orally on a correction to Page 44 the report of the Service Director, Planning setting out details of the application and stated that only two (not five) gas generators were being proposed.

Following lengthy consideration of the proposal, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

96 APPLICATION RECOMMENDED FOR REFUSAL INVOLVING A PUBLIC SPEAKER

Application No.13/0859 – Variation of Condition 4 of Planning Permission Ref 13/0466/10 to substitute approved mining operation plans in years 3,4,5,6 and 7 of the approved working programme to provide for the revision of the approved coal extraction area 0 metres further east of and parallel to Rhigos Road along the western boundary of the site to entract approx. 270,000 tonnes of additional coal – Tower Colliery, Rhigos Road, Rhigos, Hirwaun, Aberdare

In accordance with adopted procedures, the Committee received Mr.M.Roberts (Applicant's Agent), who was afforded five minutes to address Members on the application.

The Development Control Manager reported orally on a correction to Page 101 of the report of the Service Director, Planning setting out details of the application and stated that consent was being sought for the variation of 'Years 3,4,5,6 and 7 of the approved working programme' and not 'Conditions 3,4,5,6 and 7'.

Following lengthy consideration of the proposal, it was **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning.

REPORT OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES

97 SITE INSPECTION

Application No.13/1241 – Erection of a single 500KW wind turbine and associated transformer enclosure (additional information –

addendum to landscape and visual assessment received 15/05/14) – Land at Rhigos Road, Aberdare

In accordance with Minute No.75(1) (Development Control Committee, 18 September 2014) the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken by Committee Members on 26 September 2014 to consider the visual impact of the proposal upon the landscape and surrounding residential areas.

The Development Control Manager reported orally on the contents of a “late” letter of objection to the proposal received from Mr E.Paul of The Bryn, Rhigos.

Following consideration of the proposal, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to Condition No.8 being corrected to read as outlined in the report of the Director, Legal & Democratic Services.

REPORT OF THE SERVICE DIRECTOR, PLANNING

98 APPLICATIONS RECOMMENDED FOR APPROVAL

In his report, the Service Director, Planning set out details of applications recommended for approval and following consideration thereof, it was **RESOLVED –**

(1) To approve Application No.**14/1033** – Variation of Conditions 7, 8 and 9 of Planning Permission 13/0915 to remove the Code for Sustainable Homes Assessment – The Red Cow, 57 High Street, Treorchy – in accordance with the recommendation of the Service Director, Planning subject to the applicant entering into a Deed of Variation to the original Section 106 Agreement to link this with the previous consent to ensure the following requirements are provided and complied with:

1. the development is secured for affordable housing; and
2. a contribution of £5,000 is provided towards improving bus stops along High Street.

(2) To approve Application No.**14/1129** – Change of use from a private members club to an A3 Bar and Carvery – XS Bar and Carvery, 180 Abergondda Road, Porth – in accordance with the recommendation of the Service Director, Planning.

(Note: Having previously declared a personal and prejudicial interest in application no.14/1129 referred to above (Minute No.90 refers), County Borough Councillor G.Smith left the meeting for the item.

In accordance with the Code of Conduct, County Borough Councillor C.J.Middle declared a personal interest in application no.14/1129 – “I am a member of the Licensing Committee and I will not take part in the item”).

99 INFORMATION REPORT

In his report, the Service Director, Planning set out Planning and Enforcement Appeals Decisions Received, Delegated Decisions (Approvals and Refusals with reasons), Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 22/09/14 – 03/10/14 and it was **RESOLVED** to note the information contained in the report.

**R.B.McDONALD
CHAIRMAN**

The meeting terminated at 6.20 p.m.