

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting of the Development Control Committee held at the County Borough Council Offices, The Pavilions, Clydach Vale on Thursday, 7 November 2013 at 5 p.m.

PRESENT

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

County Borough Councillors

L.M.Adams	M.Forey	K.A.Privett
(Mrs) T.A.Bates	M.Griffiths	S.Rees
J.Bonetto	P.Griffiths	(Mrs) A.Roberts
S.A.Bradwick	(Mrs) E.Hanagan	J.Rosser
J.Bunnage	G.Holmes	G.Stacey
A.Calvert	P.Howe	R.K.Turner
P. Cannon,QPM	J.S.James	G.P.Thomas
S.L.Carter	P.Jarman	L.G.Walker
(Mrs) J.Cass	W.L.Langford	(Mrs) J.S.Ward
W.J.David	(Mrs) C.Leyshon	P.Wasley
A.L.Davies,MBE	C.J.Middle	M.J.Watts
(Mrs) A.Davies	K.Montague	M.O.Weaver
C.Davies	A.Morgan	M.Webber
J.Davies	K.Morgan	E.Webster
G.R.Davies	I.Pearce	D.H.Williams
J.Elliott	S.Pickering	C.J.Willis
S.M.Evans-Fear	S.Powderhill	R.A.Yeo

Officers in Attendance

Mr.S.Gale – Service Director, Planning
D.J.Bailey – Development Control Manager
C.Jones – Development Control Manager
Mrs.L.Coughlan – Solicitor
Mr.S.Zeinalli – Highways Development & Adoption Manager

117 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors P.Baccara, D.R.Bevan, H.Boggis, A.Christopher, A.Crimmings, (Mrs) M.E.Davies, (Mrs) L. De Vet, A.S.Fox, G.E.Hopkins, (Mrs) S.J.Jones, R.Lewis, S.Lloyd, B.Morgan, M.A.Norris, M.J.Powell, S.Rees-Owen,

G.Smith, R.W.Smith, B.Stephens, (Mrs) M.Tegg, W.D.Weeks,
C.J.Williams, and T.Williams.

118 DECLARATIONS OF INTERESTS

The following personal interests were declared in matters pertaining to the agenda:

- (1) from County Borough Councillor K.Montague in respect of Application No.13/0560 - Demolition of the existing building and the construction of 15 affordable dwellings and commercial / retail floorspace (use class A1 / A3 restaurant / cafe) and associated works. Additional supporting information received 24/09/13, Former Bingo Hall, Canon Street, Aberdare – I was employed by the Applicant until three months ago.
- (2) from County Borough Councillor K.Montague in respect of Application No. 13/0561 - Demolition of the existing building and the construction of 15 affordable dwellings and commercial / retail floorspace (Use Class A1 / A3 restaurant /cafe) and associated works (Conservation Area Consent). - additional supporting information received 24/09/13, Former Bingo Hall, Canon Street, Aberdare – I was employed by the Applicant until three months ago.
- (3) from County Borough Councillor G.Holmes in respect of Application No.13/0895 - Two detached houses, Land At Heol-Y- Beiliau, Llantrisant – Both applicant and objector are known to me and I have been lobbied by both sides, it is also a prejudicial interest and I will leave the meeting for this item.
- (4) from County Borough Councillor M.Webber in respect of Application No.13/0895 - Two detached houses, Land At Heol-Y- Beiliau, Llantrisant - One of the objectors works for the Authority and I am in close contact with her through my portfolio.
- (5) from County Borough Councillor C.J.Middle in respect of Application No. 13/0622 - To provide an extension to existing storage facility and the use of light manufacturing / assembly. To retain existing storage containers as use of office space. To provide limited outside storage of bulky goods, Colliers Way, Llwynypia, Porth – I am a Director of Harlech Hygienics Ltd., it is also a prejudicial interest and I will leave the meeting for the item.
- (6) from County Borough Councillor C.J.Middle in respect of Application No.13/0623 - Office notice sign, road sign from Colliers Way and general Company sign on side of building, Colliers Way, Llwynypia, Porth - I am a Director of Harlech Hygienics Ltd., it is also a prejudicial interest and I will leave the meeting for the item.

- (7) from County Borough Councillor L.G.Walker in respect of Application No. 12/1313 - Residential development (276 houses) along with associated open space, landscaping, access (vehicle, cycle and pedestrian), drainage and highways works (Amended plans received 16/8/13), Duffryn Bach Farm, Station Road, Church Village, Pontypridd – Objector is known to me.
- (8) from County Borough Councillor L.G.Walker in respect of Application No.13/0895 - Two detached houses, Land At Heol-Y- Beilliau, Llantrisant – Applicant is known to me.
- (9) from County Borough Councillor P.Howe in respect of Application No. 13/0804 - One detached dwelling (resubmission), Land Adjacent to 23 Albert Street, Blaenllechau, Ferndale – I have personal association with the applicant, it is also a prejudicial interest and I will leave the meeting for the item.
- (10) from County Borough Councillor J.S.James in respect of Application No.13/0310 - 8 no. flats and associated works (amended plans received 17th July 2013), York Drive, Llantwit Fardre, Pontypridd – At the request of local residents I organised and chaired a residents’ meeting. I never gave my views and a representative of the Applicant was present.
- (11) from County Borough Councillor K.Morgan in respect of Application No.13/0466 - Variation of conditions 19, 20, 21, & 22 of planning approval 10/0292 to extend working hours on Saturday to 1600 Hours, Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare – I am a Member of Tower Liaison Committee.
- (12) from County Borough Councillor K.Morgan in respect of Application No. 13/0523 - Engineering works to bury existing 33kv power line, construct a surface water run-off interceptor ditch and an access track and restoration works (partly retrospective), Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare – I am a Member of Tower Liaison Committee.
- (13) from County Borough Councillor G.P.Thomas in respect of Application No.13/0466 - Variation of conditions 19, 20, 21, & 22 of planning approval 10/0292 to extend working hours on Saturday to 1600 Hours, Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare – I am a Member of Tower Liaison Committee.
- (14) from County Borough Councillor G.P.Thomas in respect of Application No. 13/0523 - Engineering works to bury existing 33kv power line, construct a surface water run-off interceptor ditch and an access track and restoration

works (partly retrospective), Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare – I am a Member of Tower Liaison Committee.

- (15) from County Borough Councillor J.Davies in respect of Application No.13/0466 - Variation of conditions 19, 20, 21, & 22 of planning approval 10/0292 to extend working hours on Saturday to 1600 Hours, Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare – I am a shareholder of Tower Colliery, it is also a prejudicial interest and I will leave the meeting for the item.
- (16) from County Borough Councillor J.Davies in respect of Application No. 13/0523 - Engineering works to bury existing 33kv power line, construct a surface water run-off interceptor ditch and an access track and restoration works (partly retrospective), Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare – I am a shareholder of Tower Colliery, it is also a prejudicial interest and I will leave the meeting for the item.
- (17) from County Borough Councillor G.Stacey in respect of Application No.12/1313 - Residential development (276 houses) along with associated open space, landscaping, access (vehicle, cycle and pedestrian), drainage and highways works (Amended plans received 16/8/13), Duffryn Bach Farm, Station Road, Church Village, Pontypridd - I know the Objector, Mr.P.Dunk, who has requested to address the Committee on the proposal.
- (18) from County Borough Councillor W.J.David in respect of Application No.12/1313 - Residential development (276 houses) along with associated open space, landscaping, access (vehicle, cycle and pedestrian), drainage and highways works (Amended plans received 16/8/13), Duffryn Bach Farm, Station Road, Church Village, Pontypridd - I know the Objector, Mr.P.Dunk, who has requested to address the Committee on the proposal.

119 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.

120 MINUTES

RESOLVED –

- (1) To approve as an accurate record the minutes of the meeting of the Development Control Committee held on 3 October 2013 subject to the resolution contained in Minute No.99(2) being amended to read as follows:

“To approve Application No. **13/0734** - Variation of condition 2 and 4 of Planning Permission Ref 09/1242/10 to continue the use of the existing access off the A4061 for a further period to 31 December 2019 (as part of an extension to the surface mine, within Neath Port Talbot CBC) and to allow the retention of the coal haulage road, post cessation of surface mineral workings, for use in association with the agricultural and other management of the land - Selar Surface Mine, Rhigos, Aberdare – in accordance with the recommendation of the Service Director, Planning subject to:

- (i) Condition No.3 being amended to include reference to a time limit being imposed to restrict access to the haulage road by coal lorries before 6.50 a.m.;
 - (ii) delegated powers being granted to the Service Director, Planning in consultation with the Local Member for Rhigos to look at the provision of a time controlled barrier and any subsequent amendments to Condition 3:
 - (iii) the provision of an appropriate financial guarantee for the restoration and re-instatement of the coal haulage road and Parish Road;
 - (iv) a resolution to approve the Selar Central Application from Neath Port Talbot County Borough Council.
- (2) To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 17 October 2013.

121 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

- (1) **Application No. 12/1313 - Residential development (276 houses) along with associated open space, landscaping, access (vehicle, cycle and pedestrian), drainage and highways works (Amended plans received 16/8/13) - Duffryn Bach Farm, Station Road, Church Village, Pontypridd.**

In accordance with adopted procedures, the Committee received Mr.P.Dunk (Objector), who was afforded five minutes to speak on the above proposal.

The Development Control Manager reported orally on three “late” letters received from:

- (i) Llantwit Fardre Community Council strongly objecting to the application stating the site access is inadequate, there is inadequate primary school provision, there are no medical facilities planned and the internal layout of the site is inadequate;
- (ii) Natural Resources Wales confirming no further substantive comments to make on the application;
- (iii) the Applicant providing further comments on the recommended planning conditions and suggesting that certain Conditions be re-worded as outlined in their letter.

In response to the “late” letter received from the Applicant, the Development Control Manager stated that if Members were minded to approve the application, it was recommended that delegated powers be granted to the Service Director, Planning in consultation with the Local Member for Church Village to revise conditions as considered appropriate following further consideration of the Applicant’s comments.

Following lengthy consideration of the matter, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning subject to:

- (1) the Developer entering into a Section 106 agreement to secure the following:
 - The sum of £1,017,331 for the provision of additional school places at local primary schools.
 - The payment of a transport tariff of £658,752 towards improving the strategic highway network.
 - The provision of an ecological management plan to ensure appropriate long term management of the Tonteg Marsh Site of Importance for Nature Conservation and the provision of compensatory habitat, the details of which shall be submitted to and approved in writing by the Local Planning Authority.
 - The provision of 56 affordable houses on-site in accordance with the agreed schedule.
 - The provision and management of a Locally Equipped Area of Play to be open to the public at all times, at the location shown on the submitted layout plan.
- (2) The referral of the application to the Welsh Ministers as a Departure to the Local Development Plan; and

- (3) Delegated powers being granted to the Service Director, Planning in consultation with the Local Member for Church Village to revise the recommended conditions, as appropriate arising from the "late" letter received from the Applicant.

(**Note:** County Borough Councillor J.S.James wished to have recorded that he voted to refuse the application contrary to the recommendation of the Service Director, Planning).

- (2) **Application No. 13/0179 - Construction of a shared use community route between Talbot Green and Cross Inn together with access links to Llantrisant, Glamorgan Vale Retail Outlet, Talbot Green and Church Village, to include site clearance, boundary fencing, a new wooden bridge on the link to the Glamorgan Vale Retail Outlet, structural repairs to railway bridges, drainage works and associated works. (Amended plans received Mon 30 Sept which show the deletion of access links 9 and 12a, a revised position of link 5 and the K barrier to the rear of the woodlands, and additional land for drainage works and reptile mitigation), former Taff Vale Railway Line Between Talbot Green And Cross Inn.**

RESOLVED to defer consideration of the above-mentioned application for a site inspection to be attended by the Chairman and Vice-Chairman of the Development Control Committee and a Member of the largest Opposition Group in consultation with the Local Member for Llantrisant and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(**Note:** County Borough Councillor G.Holmes requested the above-mentioned site inspection for the substantial reason, to consider the impact of the proposal on surrounding areas)

(**Note:** The Chairman informed the person present to address the Committee in relation to the application that if he wished to speak at the meeting when the matter was next considered, he would have to submit a new request to do so).

- (3) **Application No. 13/0721 - Demolition of one existing dwelling (Fairholme) and redevelopment of the site to provide 53 dwellings with ancillary car parking, open space, access arrangements and landscaping (Amended Plans Received 25th September), land off Cardiff Road to the south of St Luke's Avenue, Rhydyfelin, Pontypridd**

In accordance with adopted procedures, the Committee received Mr.D.Jones (Applicant's Agent), who was afforded five minutes to address

Members on the application. An Objector (Mr.P.Astbury) who had requested to speak on the matter was not present at the meeting to do so.

Following consideration of the proposal, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning subject to the applicant entering into a Section 106 agreement to secure the following:

- Education - a contribution of £183,355 for primary school spaces on the basis of 48 eligible dwellings.
- Transport - a contribution of £118,816 as a Transport Tariff in accordance with the Supplementary Planning Guidance.
- Countryside & Leisure (Parks) - a contribution of £70,000 toward play/recreational facilities in the local area based on the need for a complete local equipped area for play (LEAP) and a commuted sum of £15,000 for future maintenance.
- Provision of 11 affordable housing units on the site as shown on the layout plan.
- That the applicant undertakes to pay all reasonable costs associated with the preparation of the legal agreement.

122 APPLICATIONS RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS

- (1) **Application No. 13/0285 - Erection of a bungalow and 2 one bedroom flats together with external works. (Amended plans received 9th August 2013 showing revised design of bungalow and retention of 7 out of 11 trees on site) - Land off Heol Hensol, Yorkdale, Beddau, Pontypridd.**

In accordance with adopted procedures, the Committee received Ms.G.Rix (Objector) and Mr.G.Kathrens (Supporter), each being allowed five minutes to address Members on the proposal. Another Objector (Mr.L.Blake) had requested to speak but was not present to do so.

Following consideration of the matter, it was **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning subject to Reason No.2 being expanded to include reference to potential adverse impact on the remaining protected trees and an additional reason that given the lack of information, proper consideration cannot be given to the potential for implications for flooding problems at the site.

(2) **Application No. 13/0895 - Two detached houses, Land At Heol-Y-Beilliau, Llantrisant.**

(Note: Having previously declared and personal and prejudicial interest in the above-mentioned application (Minute No.118(3) refers) County Borough Councillor G.Holmes left the meeting for the item).

(Note: County Borough Councillor P.Cannon,QPM declared a personal interest in the above-mentioned application stating “The applicant is a former work colleague”).

In accordance with adopted procedures, the Committee received Mr.R.Morris (Applicant’s Agent), Ms.K.Leigh-Powell (Objector), Ms.R.McDonald (Objector) and Ms.C.Jobber (Objector), each being afforded five minutes to address the Committee on the proposal. The Applicant’s Agents exercised his right to respond to comments made by the Objectors.

The Development Control Manager reported orally on the following two “late” letters received in respect of the proposal:

- (i) from Owen Smith MP expressing concerns regarding the proposed development and opposing the application;
- (ii) from the owners of Highfields, Heol y Sticil Y Beddau, Llantrisant objecting to the proposed development.

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

123 APPLICATIONS RECOMMENDED FOR APPROVAL

In his report, the Service Director, Planning set out details of applications recommended for approval subject to conditions.

The Development Control Managers reported orally on the following applications:

- (i) 13/0466 - Variation of conditions 19, 20, 21, & 22 of planning approval 10/0292 to extend working hours on Saturday to 1600 Hours, Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare - a typing correction to the report (Page 100) in relation to the comments received from the Public Health & Protection Division with regards to Saturday working – this should state up to 26 days per year and not up to 28 days per year.

- (ii) 13/0560 - Demolition of the existing building and the construction of 15 affordable dwellings and commercial / retail floorspace (use class A1 / A3 restaurant / cafe) and associated works. Additional supporting information received 24/09/13, Former Bingo Hall, Canon Street, Aberdare – a “late” had been received from Welsh Water commenting on the application and it was noted that the issues raised had been covered in the report by conditions relating to drainage and a correction was needed to the report in that 10 and not 15 off-street parking spaces were proposed.

- (iii) 13/0561 - Demolition of the existing building and the construction of 15 affordable dwellings and commercial / retail floorspace (Use Class A1 / A3 restaurant /cafe) and associated works (Conservation Area Consent). - additional supporting information received 24/09/13, Former Bingo Hall, Canon Street, Aberdare – a correction to the report in that 10 and not 15 off-street parking spaces were proposed.

- (iv) 13/0762 - Conversion of existing ground games room and vacant room to residential care living accommodation and change of use of property from C3 dwelling house to C2 residential care home, Ty Llewellyn, Llewellyn Street, Trecynon, Aberdare – a “late” letter from the applicant stating that no additional staff would be required as a result of the extension.

It was **RESOLVED** –

- (1) To defer **Application No.13/0409** – Change of use from former Public House and part residential to full residential use, comprising of 6 no. flats with associated rear parking. Works to include demolition of existing side and rear extension (in part) and erection of new rear extension. (Amended Plan Received 30.9.2013), Crown Hotel, Ynyswen Road, Ynyswen, Treorchy – for a site inspection to be attended by the Chairman and Vice-Chairman of the Development Control Committee and a Member of the largest Opposition Group in consultation with the Local Members for Treorchy and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(Note: County Borough Councillor E.Webster requested the above-mentioned site inspection for the substantial reason, to consider the impact of the proposal on highways and drainage problems in the area)

- (2) To defer Application No.**13/0458** - Construction of a two storey building to form two self contained flats, land adjacent to 13 Old Park Terrace, Treforest, Pontypridd - for a site inspection to be attended by the Chairman and Vice-Chairman of the Development Control Committee and a Member of the largest Opposition Group in consultation with the Local Member for Treforest and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(Note: County Borough Councillor S.Powderhill requested the above-mentioned site inspection for the substantial reason, to consider the impact of the proposal on the area and highways issues).

- (3) That as Members were minded to refuse Application No.**13/0466** - Variation of conditions 19, 20, 21, & 22 of planning approval 10/0292 to extend working hours on Saturday to 1600 Hours, Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare – contrary to the Officer’s recommendation because they considered the proposal was not in compliance with Policy AW10 of the Local Development Plan as it would have a detrimental impact on local residential amenity, the matter be deferred to the next appropriate meeting of the Development Control Committee for a report from the Service Director, Planning, if necessary in consultation with the Director, Legal & Democratic Services, upon the strengths and weaknesses of taking a decision contrary to recommendation, prior to determining the matter.

(Note: Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No. 118(15) refers), County Borough Councillor J.Davies left the meeting for this item).

- (4) To approve the under-mentioned applications in accordance with the recommendations of the Service Director, Planning:

13/0523 - Engineering works to bury existing 33kv power line, construct a surface water run-off interceptor ditch and an access track and restoration works (partly retrospective), Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare

13/0561 - Demolition of the existing building and the construction of 15 affordable dwellings and commercial / retail floorspace (Use Class A1 / A3 restaurant /cafe) and associated works (Conservation Area Consent). - additional supporting information received 24/09/13, Former Bingo Hall, Canon Street, Aberdare

13/0623 - Office notice sign, road sign from Colliers Way and general Company sign on side of building, Colliers Way, Llwynypia, Porth.

13/0705 - Erect 40.5 metre high anemometer mast for a temporary period of 18 months, land approximately 550 Metres South Of Maes Mawr, Tonteg, Pontypridd.

13/0762 - Conversion of existing ground games room and vacant room to residential care living accommodation and change of use of property from C3 dwelling house to C2 residential care home, Ty Llewellyn, Llewellyn Street, Trecynon, Aberdare.

13/0804 - One detached dwelling (resubmission), Land Adjacent to 23 Albert Street, Blaenllechau, Ferndale

(Note: Having previously declared a personal and prejudicial interest in the application no.13/0561 referred to above (Minute No.118(16) refers), County Borough Councillor J.Davies left the meeting for this item).

(Note: Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No.118(6) refers), County Borough Councillor C.Middle left the meeting for the item relating to Application No.13/0623 referred to above).

- (5) To approve Application No.**13/0560** - Demolition of the existing building and the construction of 15 affordable dwellings and commercial / retail floorspace (use class A1 / A3 restaurant / cafe) and associated works. Additional supporting information received 24/09/13 - Former Bingo Hall, Canon Street, Aberdare – in accordance with the recommendation of the Service Director, Planning subject to the applicant entering into a Section 106 agreement to ensure that the development would be secured for affordable housing and for the developer to contribute a sum of £5,000 towards implementing traffic controls around the application site.
- (6) To approve Application No.**13/0622** - To provide an extension to existing storage facility and the use of light manufacturing / assembly. To retain existing storage containers as use of office space. To provide limited outside storage of bulky goods, Colliers Way, Llwynypia, Porth – in accordance with the recommendation of the Service Director, Planning subject to Condition No.5 being deleted and an amended condition being imposed to allow limited outside storage on site provided appropriate screening between the road and the storage area is agreed and implemented.

(Note: Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No.118(5) refers), County Borough Councillor C.Middle left the meeting for this item).

- (7) To approve Application No.**13/0744** - Construction of eight 1 bedroom affordable flats, Land At Mill House (Formerly Marton House) Old Caerphilly Road, Nantgarw, Cardiff – in accordance with the recommendation of the Service Director, Planning subject to the developer entering into a Section 106 agreement to ensure that the development would be secured for affordable housing.
- (8) To approve Application No.**13/0814** – 8 new houses – Former Car Park, Francis Street, Thomastown, Tonyrefail – in accordance with the recommendation of the Service Director, Planning subject to the developer entering into a Section 106 agreement to provide a contribution in relation to affordable housing in accordance with the advice in the Supplementary Planning Guidance and to contribute a transport tariff in accordance with the requirements of the Supplementary Planning Guidance as a contribution towards improving the strategic highway network.

124 APPLICATION RECOMMENDED FOR REFUSAL

Application No. 13/0488 – Change of use of existing stables and offices to residential use including a two storey extension. Retention and relocation of existing stable block 2 within existing residential curtilage, The Old Barn, Heol Ddu, Castellau, Llantrisant.

RESOLVED to defer consideration of the above-mentioned application for a site inspection to be attended by the Chairman and Vice-Chairman of the Development Control Committee and a Member of the largest Opposition Group in consultation with the Local Member for Llantrisant and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(Note: County Borough Councillor G.Holmes requested the above-mentioned site inspection for the substantial reason, to consider the impact of the proposal on surrounding area)

DEFERRED APPLICATION

- 125 APPLICATION NO.13/0488 – 13/0310/10 – 8 NO. FLATS AND ASSOCIATED WORKS (AMENDED PLANS RECEIVED 17 JULY 2013) – YORK DRIVE, LLANTWIT FARDRE, PONTYPRIDD**

Pursuant to Minute No.97(1) (Development Control Committee, 3 October 2013) when Members were minded to refuse the above-mentioned application because they considered that: the proposed development would be out of character with the surrounding area, would result in the overdevelopment of the site and would exacerbate existing parking problems in the area to the detriment of highway safety, the Service Director, Planning provided Members with details of four additional letters of objection and a petition against the proposed development and outlined his updated views on the application which was recommended for approval subject to conditions.

The Service Director, Planning informed Members that if they were still minded to refuse the application, the reasons listed in his report reflected their views.

It was **RESOLVED** contrary to the recommendation of the Service Director, Planning, to refuse the application for the following reasons:

1. The proposal is contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan in that the proposal for 8 residential units will create hazards relating to highway safety for the following reason:
 - The proposal will result in additional on-street parking in an area where there is already substantial demand, to the detriment of highway safety due to the fact that there is insufficient off-street parking proposed.
2. The proposal will result in the overdevelopment of the site to the detriment of the amenity of existing surrounding properties contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan.
3. The proposed development by virtue of its scale and design would be out of character with its setting and poorly relates to existing development in the immediate vicinity and the surrounding area. The proposal is therefore contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

126 INFORMATION REPORT

In his report, the Service Director, Planning provided Members with information relating to Delegated Decisions (Approvals and Refusals with Reasons) for the period 7th October – 25th October 2013 and it was

RESOLVED to note the information.

R.B.McDONALD
CHAIRMAN

The meeting terminated at 7.25 p.m.