

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, 6 February 2014 at 5.00 p.m.

PRESENT

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

County Borough Councillors

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

Officers in Attendance

Mrs.J.Cook – Director, Regeneration & Planning
Mr.S.Gale – Service Director, Planning
Mr.D.J.Bailey – Development Control Manager
Mr.C.Jones – Development Control Manager
Mr.S.Humphreys – Principal Solicitor
Mr.S.Zeinalli – Highways Development & Adoption Manager

173 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors P.Baccara, J.Bunnage, (Mrs) J.Cass, A.Christopher, A.Crimmings, C.Davies, (Mrs) L.De Vet, M.Griffiths, G.E.Hopkins, W.L.Langford, S.Lloyd, K.Morgan, M.A.Norris, M.J.Powell, G.Stacey, B.Stephens and C.J.Williams.

174 DECLARATIONS OF INTERESTS

The following declarations of personal interests were received:

- (1) from County Borough Councillor R.Yeo in respect of Application No.13/1103 – Demolition of existing residential dwelling and associated garage and development of 39 no. Affordable dwellings and associated works – Land off Castellau Road, Beddau – “I know the public speakers objecting to the proposal”.
- (2) from County Borough Councillor S.Powderhill in respect of Application No.13/1215 – First floor addition over existing coffee shop to provide 7 no. Student bed-sits and 1 no. Communal lounge and kitchen – Hoffi Coffi, Brook Street, Treforest, Pontypridd – “Because of comments written in the press in the past, I will leave the room for this application”.
- (3) from County Borough Councillor (Mrs) M.Tegg in respect of Application No.13/0912 – Detached dwelling with rear parking – Land adjacent to 15 Jestyn Street, Porth – “The applicant is a close relative, it is also a prejudicial interest and I will leave the meeting for this item”.
- (4) from County Borough Councillor M.J.Watts in respect of Application No.13/0915 – Replacement of existing Public House with a development of 12 no. One bedroom flats (amended plans received 13 January 2014) – The Red Cow, 57a High Street, Treorchy – “A close relative has a Public House”.
- (5) from County Borough Councillor R.Lewis in respect of Application No.13/1328 – Block of 3 no. Garages/stores – Land at rear of Argyle Street, Abercynon – “Objector, Mrs.Amanda Morgan, is a family friend”.
- (6) from County Borough Councillor I.Pearce in respect of Application No.11/0886 – Demolition of former School Building (Conservation Area Consent) – Blaenrhondda Primary School, Brook Street, Blaenrhondda and Application No.11/0872 – Proposed Residential Development – The Former Infants School, Cross Brook Street, Blaenrhondda – “I know two of the public speakers”.
- (7) from County Borough Councillor P.Howe in respect of Application No.13/1284 – Two storey rear extension – 20 Rhondda Road, Ferndale – “I know the applicant and the objector”.
- (8) from County Borough Councillor G.R.Davies in respect of Application No.11/0886 – Demolition of former School Building (Conservation Area Consent) – Blaenrhondda Primary School, Brook Street, Blaenrhondda and Application No.11/0872 – Proposed Residential Development – The Former Infants School, Cross Brook Street, Blaenrhondda – “I know two of the public speakers”.

175 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 consideration 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.

176 MINUTES

RESOLVED to approve as accurate records, the minutes of the meetings of the Development Control Committee held on 19 December 2013 and 16 January 2014.

177 SITE VISIT INVOLVING PUBLIC SPEAKERS

- (i) Application No.11/0886 – Demolition of former School Building (Conservation Area Consent) – Blaenrhondda Primary School, Brook Street, Blaenrhondda**
- (ii) Application No.11/0872 – Proposed Residential Development (amended plans received 28 Nov.2013) – The Former Infants School, Cross Brook Street, Blaenrhondda**

In accordance with adopted procedures, the Committee received the following speakers, each being afforded five minutes to address Members on the above-mentioned proposals:

1. Mr.J.Williams (Agent)
2. Mr.J.Feely (Objector)
3. Mrs.S.Feely (Objector)
4. Mr.M.Middlehurst (Objector)
5. Mrs.M.Middlehurst (Objector)
6. Mr.M.Russell (Objector)

and Mr.J.Williams (Agent) exercised his right to respond to the Objectors' comments.

Pursuant to Minute No.151(1) & (2) (Development Control Committee, 19 December 2013), the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken on 13 January 2014 in respect of the above-mentioned proposals, to consider the condition of the existing building, the impact of the proposed development upon highway safety and residential amenity and the risk of flooding.

Both proposals were outlined in the report and were recommended for approval by the Service Director, Planning.

The Development Control Manager reported orally on the following "late" letters received regarding the proposed development:

- (a) from Mrs.M.Middlehurst on behalf of Fernhill Rhondda Conservation Group raising objection to the proposals;

- (b) from Natural Resources Wales confirming that the main protection from river flooding was the site level and not the wall, therefore, the development was compliant with Tan 15.

The Development Control Manager outlined his views on both proposals and following a lengthy discussion, it was **RESOLVED** –

- (1) To approve Application No. **11/0886** - Demolition of former School Building (Conservation Area Consent) – Blaenrhondda Primary School, Brook Street, Blaenrhondda in accordance with the recommendation of the Service Director, Planning subject to an additional condition being imposed requiring a condition survey on the existing bridge before any works, including demolition, commence on site.
- (2) To approve Application No. **11/0872** – Proposed Residential Development (amended plans received 28 Nov.2013) – The Former Infants School, Cross Brook Street, Blaenrhondda – in accordance with the recommendation of the Service Director, Planning subject to an additional condition being imposed requiring a condition survey on the existing bridge before any works, including demolition, commence on site and to the developer entering into a Section 106 to ensure:
 - (i) an affordable housing contribution of 2 units;
 - (ii) a transport tariff contribution of £18,048 towards improving the strategic highway.

178 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

- (1) **Application No.13/0912 – Detached Dwelling with rear parking – Land adjacent to 15 Jestyn Street, Porth**

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 Members for Porth and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(Note: County Borough Councillor G.Smith requested the above-mentioned site inspection for the substantial reason, to consider the impact of the proposed development on the character of the area and highway concerns).

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

(2) Application No.13/0915 – Replacement of existing Public House with a development of 12 no. One bedroom flats (amended plans received 13 January 2014) – The Red Cow, 57a High Street, Treorchy

In accordance with adopted procedures, the Committee received Mr.S.Courtney (Agent) and Mrs.S.Davies (Objector), each being afforded five minutes to address Members on the above-mentioned application.

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

- (i) Natural Resources Wales confirming no objection to the proposal but requesting the imposition of an additional condition, should planning permission be approved:

“The development permitted by this planning permission shall only be carried out in accordance with the drawing 1833(04) 04. Rev.B.

Reason: To reduce the risk of flooding on the proposed development and future occupants”.

- (ii) the occupiers of No.3 James Street, Treorchy and No.1 Troedyrhiw Terrace, Treorchy objecting to the proposed development.

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

- (1) the additional condition required by Natural Resources Wales as outlined above;
- (2) the re-use of the commemorative “Blue Plaque” indicating the re-formation of the Treorchy Male Voice Choir at the site, on the new building;
- (3) the developer entering into a Section 106 agreement to ensure that the development would be secured for affordable housing and to provide a contribution of £5,000 towards improving bus stops along High Street, Treorchy.

(Note: At this point in the proceedings, the Chairman vacated the Chair in favour of the Vice-Chairman).

(3) Application No.13/1103 – Demolition of existing residential dwelling and associated garage and development of 39 no. affordable dwellings and associated works – Land off Castellau Road, Beddau

(Note: County Borough Councillor K.Montague declared a personal interest in the above-mentioned proposal stating “I used to work for the applicant”.

Note: County Borough Councillor G.R.Davies declared a personal interest in the matter, stating “I am a member of the Rhondda Housing Association”.

Note: County Borough Councillor C.Middle declared a personal interest in the matter, stating “the objector, Mr.B.Johnson, sits on the Board of RCT Homes of which I am a member”.

Note: County Borough Councillor D.Weeks declared a personal interest in the matter, stating “the objector is a member of the Board of RCT Homes, like myself”)

In accordance with adopted procedures, the Committee received Mr.J.Wilks (Agent) and Mr.B.Johnson (Objector), each being afforded five minutes to address Members on the above-mentioned application. Mrs.J.Barton had also requested to address the Committee but was not present at the meeting.

The Development Control Manager reported orally on a Petition that had been received raising concerns about traffic congestion at Ysgol Gynradd Gymraeg Castellau and a “late” letter from Beddau R.F.C. strongly opposing the proposed development.

The Development Control Manager also reported orally that the applicant had now confirmed that it would provide a £20,000 contribution towards the implementation of a traffic management scheme as required under the Section 106 agreement.

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 provide £20,000 towards the implementation of a traffic management scheme to lower the speed of traffic passing the site and the nearby primary school and in addition, to ensure the applicant secures the future maintenance and protection of trees, woodland and open space within the application site; and that delegated powers be granted to the Service Director, Planning to ensure that native trees are retained wherever possible along the site boundary with the Rugby Club.

(**Note:** At this point in the proceedings, the Chairman returned to take the Chair for the remainder of the meeting).

(4) Application No.13/1193 – Change of use from nursing home to guest house (supporting statement received 09/01/14) – Abbeyfield Society, 115 High Street, Mountain Ash

In accordance with adopted procedures, the Committee received Mrs.C.Morris (Objector), who was afforded five minutes to address Members on the above-mentioned application. The applicant, Mr.M.Lloyd, had also requested to speak but was not present to do so.

The Development Control Manager reported orally on “late” letters received from Mr.D.Evans on behalf of residents in the area reporting on the outcome of a meeting with the developers on 24 January 2014 and from the applicant’s agent confirming that the proposed parking facilities were adequate for the number of guests at any one time, however, if parking ever became a

potential issue, the premises benefitted from an area of lawn which could be turned over to provide additional parking.

Following lengthy consideration of the matter, it was **RESOLVED** that as Members were minded to refuse the application contrary to the recommendation of the Service Director, Planning because they considered there was insufficient parking provision and no turning point within the site to allow vehicles to leave in forward gear, 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 and Democratic Services, upon the strengths and weaknesses of taking a decision contrary to recommendation, prior to determining the matter.

(5) Application No.13/1328 – Block of 3 no. Garages/stores – Land at rear of Argyle Street, Abercynon

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 Members for Abercynon and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(**Note:** County Borough Councillor R.Lewis requested the above-mentioned site inspection for the substantial reason, to consider the impact of the proposal on neighbouring residents and highways issues).

(**Note:** Mrs.A.Morgan (Objector), had requested to address Members on the above proposal was not present at the meeting).

179 APPLICATION RECOMENDED FOR REFUSAL INVOLVING A PUBLIC SPEAKER

Application No.13/0984 – Erection of a single wind turbine, with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation, associated underground cabling and temporary construction compound – Farmhouse, Pen Y Heol Farm, Cefn Llechau Road, Stanleytown, Ferndale

In accordance with adopted procedures, the Committee received Mr.Thomas (Agent), who was afforded five minutes to address Members on the above-mentioned application.

The Development Control Manager reported orally on a “late” letter received from the applicant’s Agent supporting the application.

Following lengthy consideration of the proposal, it was **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning but subject to additional reasons relating to the need to protect the site because of its historic merit and wildlife habitat.

180 APPLICATIONS RECOMMENDED FOR APPROVAL

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

In relation to Application No.13/0803 – Construction of 13 no. Social rented dwellings comprising 8 no. 1 bed flats, 4 no. 2 bd flats and 1 no. 2 bed bungalow and associated works – Land immediately South of Llanharan Rugby Club off David Place, Bridgend Road, Llanharan - the Development Control Manager reported orally on the contents of “late” letters received regarding the proposed development from the owner of 29 Bridgend Road, Llanharan and Llanharan R.F.C. Also, a “late” letter received from Dwr Cymru/Welsh Water commenting on the proposal and requesting additional conditions, should planning permission be granted.

In relation to Application No.13/1192 – Construction of 19 no. Residential units and associated works – Land adjacent to Dyffryn Road, Rhydyfelin, Pontypridd – the Development Control Manager reported orally on a “late” letter received from a neighbouring resident raising concerns regarding the proposed development in relation to invasion of privacy and noise disruption during construction. The Development Control Manager also reported orally on typographical errors shown on page 173 of the report, penultimate paragraph, which should relate to Dyffryn Road and Sycamore Street and not Bridgend Road and David Place. In addition, the last paragraph should state Sycamore Street and not Seymour Street.

In relation to Application No.13/1284 – Two storey rear extension – 20 Rhondda Road, Ferndale – the Development Control Manager reported orally on a “late” letter received from the neighbour at No.19, raising concerns about the impact the proposed extension would have on her property.

It was **RESOLVED** –

- (1) To defer consideration of application No.**11/1377** – 5 no. New build properties and access road with on site parking and visitor parking (amended plans received 20/08/2013) – Land adjacent to 16 Gorsedd Street, Mountain Ash – for a site inspection to be undertaken 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 Mountain Ash West and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(**Note:** County Borough Councillor A.Morgan requested the above-mentioned site inspection for the substantial reason, to consider highways concerns).

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

13/0402 – Two detached three bedroom houses – Land opposite 4 Bute Place, Hirwaun, Aberdare

13/0532 – Construction of one dwelling (revised house design) (amended plans received 20/08/2013, 31/10/2013 and 11/12/2013) – Land adjacent to Y-For (formally known as 3-4 – Castell Y Mwnws, Llanharry

13/0941 – Trim the hedge on our side bordering Waun Hir, Garthlyn, Heol Ffrwd Philip, Efail Isaf, Llantwit Fardre

13/1076 – The proposed works include an improved access to the existing storage chamber and combined sewer overflow in the adjacent field off A473 to the south of Brynna and west of Bryncae, land to the east of Rhyd Lethin, adjacent to and crossing the Nant Y Gofer Stream, south of Ewenni Fach River and railway line.

13/1284 – Two storey rear extension – 20 Rhondda Road, Ferndale

13/1321 – Garage conversion, porch extension and hardstand – 1 Ffordd Catraeth, Cilfynydd, Pontypridd

- (3) To approve application no. **13/0803** – Construction of 13 no. Social rented dwellings comprising 8 no. 1 bed flats, 4 no. 2 bed flats and 1 no. 2 bed bungalow and associated works (amended plans received 14 January 2014) – Land immediately South of Llanharan Rugby Club off David Place, Bridgend Road, Llanharan, Pontypridd – in accordance with the recommendation of the Service Director, Planning subject to the imposition of the following additional condition as required by Dwr Cymru/Welsh Water:

“No development shall take place until the provision of replacement infrastructure or a new sewer has been put in place on the site and are available for use within the development hereby approved.

Reason: To ensure that the drainage infrastructure is adequate to serve the proposed development and to avoid overloading of the public sewerage system and ensure no detriment to the environment in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.”

and the developer entering into a Section 106 agreement to ensure that the development would be secured for affordable housing.

- (4) To defer consideration of application no. **13/1039** – Improvements of Craig Yr Hesg Quarry entrance to provide two way quarry entrance and exit – Craig Yr Hesg Quarry, Berw Road, 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 Glyncoch and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(**Note:** County Borough Councillor D.H.Williams requested the above-mentioned site inspection for the substantial reason, to consider issues

around compliance with Policy AW5 and Policy NSA23 of the Local Development Plan)

- (5) To approve application no.**13/1192** – Construction of 19 no. Residential units and associated works – Land adjacent to Dyffryn Road, Rhydyfelin, Pontypridd in accordance with the recommendation of the Service Director, Planning subject to an additional condition being imposed requiring the applicant to submit a flood consequence assessment to demonstrate that the approved dwellings would not flood or lead to flooding elsewhere and the developer entering into a Section 106 agreement to ensure that the development would be secured for affordable housing.

- (6) To defer consideration of application no.**13/1251** – The conversion of building E2 of Coed y Lan Comprehensive School to a domestic dwelling – Building E2, Coed y Lan Comprehensive Lower School, Tyfica Road, 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 Pontypridd Town and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(Note: County Borough Councillor S.L.Carter requested the above-mentioned site inspection for the substantial reason, to consider planning and highways issues regarding the proposed development).

- (7) To defer consideration of application no.**13/1252** – The conversion of building E2 of Coed y Lan Comprehensive School to a domestic dwelling – Building E2, Coed y Lan Comprehensive Lower School, Tyfica Road, 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 Pontypridd Town and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(Note: County Borough Councillor S.L.Carter requested the above-mentioned site inspection for the substantial reason, to consider planning and highways issues regarding the proposed development).

- (8) To approve application no.**13/1261** – The undertaking of all necessary remedial works in order to change the use of land from waste ground to a surfaced off road parking area with vehicular crossover – Land between 102 & 104 Penrhiwceiber Road, Penrhiwceiber, Mountain Ash – in accordance with the recommendation of the Service Director, Planning subject to the deletion of suggested Condition No.3.

181 APPLICATIONS RECOMMENDED FOR REFUSAL

In his report, the Service Director, Planning set out details of applications recommended for refusal and it was **RESOLVED** -

- (1) To refuse application no. **13/1215** – First floor addition over existing coffee shop to provide 7 no. Student bed-sits and 1 no. Communal lounge and kitchen – Hoffi Coffi, Brook Street, Treforest, Pontypridd – in accordance with the recommendation of the Service Director, Planning.

(**Note:** Having previously declared an interest in the above- mentioned application as stated in Minute No.174(2), County Borough Councillor S.Powderhill left the meeting for this item).

- (2) To defer consideration of application no. **13/1282** – Outline planning permission for 9 no. Detached dwellings with off road parking, new road layout and associated works – Land adjoining No.15 (North West) of Trem Y Duffryn, Mountain Ash – for a site inspection to be undertaken 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 Mountain Ash East and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

(**Note:** County Borough Councillor P.Jarman requested the above-mentioned site inspection for the substantial reason, to consider planning and ecology issues concerning the proposed development).

182 APPLICATION NO.13/0841 – ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR – 16 JEFFREY STREET, CAEGARW, MOUNTAIN ASH

Pursuant to Minute No.157 (Development Control Committee, 19 December 2013) when Members were minded to refuse the above-mentioned application because they considered the proposal development would have a significant overshadowing and overbearing impact upon the neighbouring properties, the Service Director, Planning gave his views on the proposal and following consideration of the matter, it was **RESOLVED** contrary to the recommendation of the Service Director, Planning, to refuse the application for the following reason:

“The proposed development, arising from its scale, design and siting would result in an unsympathetic addition that would have a detrimental impact upon the residential amenity of the surrounding neighbouring properties. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.”

(**Note:** In accordance with Council Procedure Rule 8, the Committee resolved, at this point in the proceedings (7.58 p.m.) to continue the meeting beyond 8.00 p.m. in order to deal with the remaining business)

183 APPLICATION NO.11/0777 – PROPOSED RESIDENTIAL DEVELOPMENT (AMENDED SITE AREA 8/9/11) – LAND OFF RHIGOS ROAD, TREHERBERT

With reference to Minute No.71 (Development Control Committee, 5 September 2013) when Members resolved to refuse the request of the applicant that the Committee relinquish its requirements in respect of all planning obligations for this development as they considered all of the requirements of the Section 106 agreement were still required and necessary to make the development acceptable at this site, the Service Director, Planning reported that the applicant had given further consideration to the matter and was now offering all of the Section 106 obligations contained in the Committee's resolution of 19 January 2012 expect for affordable housing provision or equivalent commuted sums in lieu of its provision.

The Service Director, Planning gave his views on the applicant's offer and considered, in light of the viability issues identified by the developer and the Council's desire to support new housing in the northern part of the County Borough, that the benefit of new housing on this site outweighed the requirements to secure the full planning obligations package. On the basis of the evidence submitted, it appeared unlikely that the site would come forward if all of the planning obligations had to be met.

The Development Control Manager reported orally on a "late" letter received from the applicant's Agent supporting the proposal.

In his report, the Service Director, Planning set out his amended recommendation in respect of this application and following lengthy debate, it was **RESOLVED** to approve the application in accordance with the amended recommendation of the Service Director, Planning subject to the conditions contained in the report at Appendix A and subject to the applicant and any other interested parties entering into a Section 106 Agreement to secure the following:

- (i) £70,000 contribution for the maintenance and upgrading of recreation facilities within the vicinity of the application site (the "Public Recreation Contribution").
- (ii) Transportation tariff of £3,008/unit x 50% for 3/4/5 bed houses and £2,256/unit for ½ bed houses (the "Transportation Contribution").
- (iii) Long term (25 years) management and maintenance of ecological mitigation, public open space and trees (the "Ecological Mitigation Scheme")

but without the need to secure affordable housing or an equivalent sum in lieu of its provision.

184 APPLICATION NO.13/1223 – OBERVATIONS REQUESTED BY ADJACENT PLANNING AUTHORITY : CONTINUED EXTRACTION OF COAL AND SANDSTONE AND THE IMPORTATION OF MINING WASTE

FROM UNITY MINE AND THE RETENTION OF THE HAUL ROAD FOR A TEMPORARY PERIOD UNTIL 31 DECEMBER 2014 (CONSULTATION WITH NEIGHBOURING LOCAL PLANNING AUTHORITY) – BWLCH FFOS OCCS RESOLVEN, NEATH

The Service Director, Planning sought the Committee's observations on the above-mentioned application which was to be determined by Neath Port Talbot County Borough Council.

Following consideration of the matter, it was **RESOLVED** to raise no objection to the proposal subject to a condition to include reference to a time limit being imposed to restrict access to the haulage road by coal lorries before 6.50 a.m.

185 INFORMATION REPORT

In his report, the Service Director, Planning set out details of Delegated Decisions (Approvals and Refusals with reasons) for the period 6 January – 21 January 2014 and it was **RESOLVED** to note the information.

**R.B.McDONALD
CHAIRMAN**

The meeting terminated at 8.10 p.m.

These minutes are subject to approval as an accurate record at the next appropriate meeting of the Development Control Committee