

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, 3 April 2014 at 5.00 p.m.

PRESENT

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

County Borough Councillors

(Mrs) T.A.Bates	P.Griffiths	R.W.Smith
D.R.Bevan	G.Holmes	G.Stacey
H.W.Boggis	G.E.Hopkins	B.Stephens
J.Bonetto	P.Howe	R.K.Turner
S.A.Bradwick	P.Jarman	G.P.Thomas
J.Bunnage	(Mrs) S.J.Jones	L.G.Walker
P.Cannon,QPM	R.Lewis	P.Wasley
S.Carter	(Mrs) C.Leyshon	M.J.Watts
A.Crimmings	C.J.Middle	M.O.Weaver
W.J.David	A.Morgan	M.Webber
A.L.Davies,MBE	B.Morgan	E.Webster
(Mrs) A.Davies	M.A.Norris	W.D.Weeks
C.Davies	I.Pearce	C.J.Williams
G.R.Davies	S.Pickering	C.J.Willis
(Mrs) M.E.Davies	(Mrs) A.Roberts	R.A.Yeo
M.Forey	J.Rosser	
M.Griffiths	G.Smith	

Officers in Attendance

Mr.S.Gale – Service Director, Planning
Mr.C.Jones – Development Control Manager
Mr.S.Humphreys – Principal Solicitor
Mr.S.Zeinali – Highways Development & Adoption Manager

213 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors L.M.Adams, A.Calvert, (Mrs) J.Cass, A.Christopher, (Mrs) L.De Vet, J.Elliott, S.M.Evans-Fear, (Mrs) E.Hanagan, J.S.James, W.L.Langford, S.Lloyd, K.Montague, K.Morgan, S.Powerhill, S.Rees, S.Rees-Owen, (Mrs) M.Tegg, (Mrs) J.S.Ward, D.H.Williams and T.Williams.

214 DECLARATIONS OF INTERESTS

The following declarations of personal interests were received:

- (1) from County Borough Councillor M.A.Norris in respect of Application No.14/0090 – Ground floor extension to front, rear and first floor extension over lounge area (resubmission) – 19 Nant y Coed, Thomastown, Tonyrefail – “I have a family connection to the applicant, it is also a prejudicial interest and I will leave the meeting for the item.”
- (2) from County Borough Councillor J.Rosser in respect of Application No.13/1004 – Proposed residential development, New Local Centre, car parking and access – Bryncae Industrial Estate, Bridgend Road, Llanharan – “My husband is employed by the applicant as an office caretaker”.

215 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.

216 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 6 March 2014.

217 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.

218 SITE VISITS INVOLVING PUBLIC SPEAKERS

- (1) **Application No.13/1004 – Proposed Residential Development, New Local Centre, Car Parking and Access – Bryncae Industrial Estate, Bridgend Road, Llanharan**

In accordance with Minute No.192 (Development Control Committee, 6 March 2014), the Committee considered a report on the outcome of a site inspection held on 17 March 2014 to consider access arrangements to the development site, the internal road layout and the proposed housing layout especially at the northern and western ends of the site.

The Development Control Manager reported orally that in view of the fact that 80 letters and a petition had been received today objecting to the proposal, it was recommended that the application be deferred to enable Officers to consider the comments submitted and report back thereon, prior to determining the matter.

It was, therefore, **RESOLVED** to defer consideration of the application to the next appropriate meeting of the Committee.

(Note: The Chairman informed the persons 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.13/0890 – New Mobile Home – Land North of Gellifendigaid Transmitter, Coed y Cwm

In accordance with Minute No.193 (Development Control Committee, 6 March 2014) the Committee considered a report on the outcome of a site inspection held on 19 March 2014 to consider highways, public health and planning issues concerning the proposal.

The Development Control Manager reported orally that following the site inspection, the applicant had indicated the wish to submit a justification statement to support the application and accordingly, it was recommended that the application be deferred to consider the said document.

It was **RESOLVED** to defer consideration of the application to consider the additional information to be provided by the applicant regarding the proposal.

(Note: The Chairman informed the persons 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).

219 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING A PUBLIC SPEAKER

Application No.13/1083 – Creation of an activity ranch comprising the erection of a high-ropes course, Segway training area and associated routes, zip-wire, pony/horse paddock with stable, ménage, children’s play area and associated storage structures and shelters as well as internal and external alterations to the former clubhouse to allow its use as an ancillary cafe and minor resurfacing of paths and parking areas – Castle Heights Golf Course, Heol Pen Y Bryn, Blaengwynlais, Caerphilly

(Note: Mr.P.Waldren (Agent) for the above-mentioned application had withdrawn his request to address the Committee on the proposal)

Members considered the above-mentioned application which was recommended for approval by the Service Director, Planning subject to conditions.

The Development Control Manager reported orally that the development site straddled land within the administrative areas of both Cardiff and Rhondda Cynon Taf and the proposal was the subject of parallel planning applications to both Authorities. He further reported that since compiling the report, Cardiff City Council had provided details of the wording of the landscaping

condition it recommended be imposed on the application to be determined by that Authority and accordingly, the Development Control Manager recommended that the same condition should be imposed if Members were minded to approve the application before them. The Development Control Manager then read out the content of the proposed condition which would replace those listed in the original report.

It was **RESOLVED** in accordance with the recommendation of the Service Director, Planning, to approve the application subject to the following updated conditions being imposed:

- “1. No trees, shrubs or hedges shall be removed from within 5m of the boundary of the site with Heol Pen-Y-Bryn and Heol-Y-Fforest unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.”

220 OBSERVATIONS REQUESTED BY NEIGHBOURING AUTHORITY

Application No.13/1130 – Cardiff City Council – Proposed: Creation of an Activity Ranch comprising the erection of a high ropes course, Segway training area and associated routes, zip-wore, pony/horse paddock with stable, ménage, children’s play area and associated storage structure and shelters as well as internal and external alterations to the former clubhouse to allow use as an ancillary cafe and minor resurfacing of paths and parking areas – Location: Castle Heights Golf Course, Rhiwbina Hill, Tongwynlais, Caerphilly

In his report, the Service Director, Planning reported that the observations of the Committee were being sought on the above-mentioned application which was to be determined by Cardiff City Council and following consideration of the proposal, it was **RESOLVED** to raise no objection.

221 SITE VISITS

- (1) Application No.13/1267 – Erection of Two Dwellings – Site of Former 7,8 & 9 Cambrian Terrace, Llwynypia**

Pursuant to Minute No.195(4) (Development Control Committee, 6 March 2014), the Committee considered a report on the outcome of a site inspection held on 17 March 2014 to consider the impact of the proposal on the surrounding area and highways issues.

The application was recommended for approval subject to conditions and it was noted that following the site inspection, the applicants had confirmed they had no objection to re-surfacing the former tree planting areas fronting the site to create additional/more appropriate on-street parking space and would liaise with the Highways Section to address the matter.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning and accept the offer of the developer to re-surface the former tree planting areas fronting the site to create additional on-street parking provision.

(2) Application No.13/0959 – Proposed Conversion of Public House to 8 no. Flats with off-street parking (amended description received 07/02/14 and amended plans received 30/01/14) – The Colliers Arms Public House, Ynyscynon, Trealaw

Pursuant to Minute No.195(1) (Development Control Committee, 6 March 2014), the Committee considered a report on the outcome of a site inspection held on 17 March 2014 to consider issues concerning, highways, parking and access.

Following consideration of the proposal, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning but subject to the developer entering into a Section 106 agreement to provide a contribution of £10,000 towards improving bus stops along Trealaw Road and Ynyscynon Road and the removal of double-yellow lines in the vicinity of the development site in order to provide additional on-street parking provision.

222 APPLICATIONS RECOMMENDED FOR APPROVAL

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

The Development Control Officer reported orally on “late” letters received in respect of the following applications:

- 14/0090 – Ground floor extension to front and rear and first floor extension over lounge area (resubmission) – 19 Nant Y Coed, Thomastown, Tonyrefail – from the occupier of the neighbouring property requesting an additional condition be imposed preventing the insertion of any further windows to the rear elevation. In this regard, the Development Control Manager reported that an additional condition was not necessary on this occasion.
- 14/0118 – Small front extension and single storey extension to rear for hydrotherapy room – 1 Nant Y Coed, Pantygraigwen, Pontypridd – from Berry Smith, Solicitors on behalf of the applicant stating that the occupiers of 2,3,4,5,6 & 7 Nant Y Coed were in support of the application. The Development Control Manager also referred to a point raised in “late” letter received objecting to the proposal but pointed out that this related to the past relationship between the applicant and the objector and not planning issue.

Following consideration of the report, it was **RESOLVED** –

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

13/1203 – Extension of perimeter timber fence around property (amended plan received 23.01.214) (amended plans and information received 26.02.14) – Coed Ely Chinese Takeaway, Penygarreg Road, Tonyrefail

14/0090 – Ground floor extension to front and rear and first floor extension over lounge area (re-submission) – 19 Nant Y Coed, Thomastown, Tonyrefail

14/0118 - Small front extension and single storey extension to rear for hydrotherapy room – 1 Nant Y Coed, Pantygraigwen, Pontypridd

14/0205 – Hip to gable end roof conversion and extension with installation of roof windows (re-submission) – 6 Acorn Close, Miskin, Pontyclun

(**Note:** Having previously declared a personal and prejudicial interest in application no.14/0090 referred to above (Minute No.214(1) refers), County Borough Councillor M.A.Norris left the meeting for the item).

- (2) To approve application no.**14/0141** – Detached 4 bedroom house in place of the existing bungalow – 28 St. Illtyd’s Road, Church Village, Pontypridd – subject to Condition 18 being re-worded to read as follows:

“18. Construction works on the development shall not take place other than during the following times:

- (i) Monday to Friday 0800 to 1800 hours
- (ii) Saturday 0800 to 1300 hours
- (iii) Not at any time on Sundays, Bank or Public Holidays

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.”

223 INFORMATION REPORT

In his report, the Service Director, Planning set out details of delegated decisions (approvals and refusals with reasons) for the period 6 March – 21 March 2014 and it was **RESOLVED** to note the information.

R.B.McDONALD
CHAIRMAN

The meeting terminated at 5.18 p.m.