

**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, 1 May 2014 at 5 p.m.

**PRESENT**

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

**County Borough Councillors**

(Mrs) T.A.Bates	G.Holmes	R.W.Smith
J.Bonetto	P.Howe	B.Stephens
J.Bunnage	P.Jarman	G.Thomas
A.Calvert	W.L.Langford	R.K.Turner
P.Cannon,QPM	R.Lewis	L.G.Walker
S.Carter	(Mrs) C.Leyshon	(Mrs) J.S.Ward
(Mrs) J.Cass	A.Morgan	P.Wasley
W.J.David	M.A.Norris	M.J.Watts
A.L.Davies,MBE	I.Pearce	M.Webber
C.Davies	S.Pickering	W.D.Weeks
M.Griffiths	S.Powderhill	D.H.Williams
P.Griffiths	K.A.Privett	C.J.Willis
(Mrs) E.Hanagan	(Mrs) A.Roberts	R.A.Yeo
	J.Rosser	

**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

**240 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors L.M.Adams, H.Boggis, A.Christopher, A.Crimmings, (Mrs) A.Davies, G.R.Davies, (Mrs) M.E.Davies, S.M.Evans-Fear, M.Forey, A.S.Fox, J.S.James, (Mrs) S.J.Jones, S.Lloyd, K.Montague, B.Morgan, K.Morgan, S.Rees, S.Rees-Owen, G.Stacey, M.O.Weaver and E.Webster.

**241 DECLARATIONS OF INTERESTS**

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

- (1) from County Borough Councillor D.H.Williams in respect of Application No.13/0981 – Outline consent for residential development (amended plan received 31<sup>st</sup> March 2014) – Ty Glyncoch, YnysybwI Road, Glyncoch, Pontypridd – “The applicant is a personal friend of mine, it is also a prejudicial interest and I will leave the meeting for this item”
- (2) from County Borough Councillor B.Stephens in respect of Application No.13/1004 – Proposed Residential Development, Local Centre, Car Parking & Access – Bryncae Industrial Estate, Bridgend Road, Llanharan – “I am the Chair of Governors at Dolau School”

**242 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.

**243 MINUTES**

**RESOLVED** to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 3 April 2014.

**244 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.

**245 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING A PUBLIC SPEAKER**

**Application No.13/0558 – Construction of 4 no. 4 bedroom dwellings (amended plans received 12/03/14) - Land to the rear of 58-60 Rhiw'r Ddar, Taffs Well**

In accordance with adopted procedures, the Committee received Mr.T.Bevan (Objector), who was afforded five minutes to present his comments on the above-mentioned application.

Following consideration of the proposal, it was **RESOLVED** that as Members were minded to refuse the application contrary to the Officer's recommendation because they considered the area should be retained as

the only green space on the Rhiw'r Ddar housing estate, 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.

## **246 DEFERRED APPLICATION INVOLVING PUBLIC SPEAKERS**

### **Application No.13/1004 – Proposed residential development, local centre, car parking and access – Bryncae Industrial Estate, Bridgend Road, Llanharan**

**(Note:** County Borough Councillor J.Rosser declared a personal interest in respect of the above-mentioned application stating – “My husband is employed by the applicant as an office caretaker”.

In accordance with adopted procedures, the Committee received the following persons, each being afforded five minutes to address Members on the proposal:

Mr.A.Hughes (Agent)  
Mr.J.Bowman (Objector)  
Mr.I.Roberts (Objector)  
Mr.P.Davies (Objector)  
Mrs.P.Uppal (Objector)

The Committee considered the report of the Service Director, Planning which recommended approval of the application subject to a Section 106 agreement and conditions.

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

- Mr.H.Roberts, who had addressed the Committee earlier, providing local residents comments on the proposed development
- Three members of the same family residing at Coychurch Road, Pencoed objecting to the proposal
- The occupier of 44 Terrys Way, Llanharan objecting to the proposal
- The owner of The Spar, Cowbridge Road, Pontyclun giving his views on the proposal and its impact on local businesses

Following lengthy consideration of the proposal, it was **RESOLVED** that as Members were minded to refuse the application contrary to the Officer’s recommendation because they considered:

- (1) The proposed development, with the combined housing and retail elements, would significantly increase traffic movements to the detriment of highway safety for both motorists and pedestrians;
- (2) The proposed development, in particular the retail element, is contrary to the Local Development Plan adopted in 2011 as it would have a detrimental effect on the viability of the new Village Centre planned for the area;

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.

## **247 APPLICATIONS RECOMMENDED FOR APPROVAL**

**(Note:** Having previously declared a prejudicial interest in Application No.13/0981(Minute No.241(1) refers), County Borough Councillor D.H.Williams left the meeting for the item).

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

The Development Control Manager reported orally on a “late” letter received in respect of application no.13/0981 – Outline consent for residential development (amended plans received 31 March 2014) – Ty Glyncoch, Ynysybwl Road, Glyncoch – from the owner of a neighbouring property objecting to the proposed access arrangements.

The Development Control Manager also reported orally on a correction to the reports in respect of application nos.13/1333 and 13/1338 relating to Bethany Baptist Church, Ford Road, Pwllgaun, Pontypridd in that the Transportation Section had been consulted and had confirmed no objection to the proposals.

Following consideration of the applications before them, Members **RESOLVED** –

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

**13/0981** – Outline consent for residential development (amended plan received 31<sup>st</sup> March 2014) – Ty Glyncoch, Ynysybwl Road, Glyncoch, Pontypridd

**13/1008** – Proposed erection of 1 residential dwelling (amended plans and details received 06/03/2014) – Land adjacent to 134 Mill Street, Tonyrefail

**13/1333** – Demolition of side room and toilets; construction of part two, part single storey extension accommodating new offices, toilets, stores and side hall – Bethany Baptist Church, Ford Road, Pwllgwaun, Pontypridd

**14/0119** – three bedroom detached dwelling with garage – Land to the South East of The Royal Oak, Incline Top, Abercynon

**14/0263** – Change of use from offices to 2 no. Residential units. Minor internal alterations proposed and minor external changes to form doorway and provide new external stair – 3a Church Street, Pontypridd

(2) To approve Application No. **13/1338** – Demolition of pastors office and toilets, construction of new offices, toilets, stores and side hall – Bethany Baptist Church, Ford Road, Pwllgwaun, Pontypridd subject to referral to Cadw.

(3) To defer Application No. **14/0250** – New vehicular access, boundary walls and parking area – 63/64 Glyngwyn 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 Penrhiwceiber and that a report thereon be submitted to the next appropriate meeting of the Development Control Committee for consideration.

(**Note:** County Borough Councillor (Mrs) J.S.Ward requested the above-mentioned site inspection for the substantial reason, to consider Highways concerns regarding the proposal)

## **248 INFORMATION REPORT**

In his report, the Service Director, Planning set out details of Planning and Enforcement Appeals Decisions received and Delegated Decisions (Approvals and Refusals with reasons) for the period 7 April – 18 April 2014 and it was **RESOLVED** to note the information.

**R.B.McDONALD**  
**CHAIRMAN**

The meeting terminated at 6.15 p.m.