

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, 19 June 2014 at 5 p.m.

PRESENT

County Borough Councillor W.D.Weeks - in the Chair

County Borough Councillors

L.M.Adams	C.J.Middle	G.Thomas
J.Bonetto	S.Rees	(Mrs) J.S.Ward
(Mrs) L.De Vet	(Mrs) A.Roberts	P.Wasley
M.Griffiths	G.Smith	E.Webster
P.Jarman	G.Stacey	
R.Lewis	(Mrs) M.Tegg	

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.T.Jones – Highways Officer

1 CHAIRMAN

In the absence of the Chairman (County Borough Councillor R.B.McDonald), the Vice-Chairman (County Borough Councillor W.D.Weeks) took the Chair for the meeting.

2 APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillor R.B.McDonald.

3 CHAIRMAN'S ANNOUNCEMENT

The Chairman welcomed everyone to the first meeting of the new Development Control Committee and he outlined the procedures to be followed at the meeting.

4 DECLARATIONS OF INTERESTS

There were no personal interests declared in matters pertaining to the agenda at this point in the proceedings.

5 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.

6 MINUTES

RESOLVED to approve as accurate records, the minutes of the meetings of the Development Control Committee held on 1 May and 15 May 2014.

7 REQUESTS FOR SITE INSPECTIONS

There were no requests from Committee Members to convene site inspections in relation to applications listed on the agenda.

8 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.

9 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(a) Application No.14/0186 – Demolition of former window/glazing showroom and construction of 2 houses and 2 flats and associated works (amended plans and bat survey received 03/04/2014) – 34 Thurston Road, Pontypridd

The Committee received Mrs.R.Webb (Objector), who was afforded five minutes to address Members on the above-mentioned proposal. It was noted that the Applicant's Agent, Mrs.K.Smith, had submitted a request to address the Committee but was not present to do so.

The Development Control Manager outlined the application and following consideration thereof, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

(b) Application No.14/0304 – 3 no. Link houses – Site of Former Tabernacle Chapel, Dumfries Street, Treorchy

(Note: In accordance with the Code of Conduct, County Borough Councillor E.Webster declared a personal interest in the above-mentioned application, stating “I know two of the public speakers, Mr.Pickin and Mr.Hywell)

The Committee received Mr.M.Gilheaney (Applicant), Mr.J.Hywell (Supporter) and Mr.M.Pickin (Objector), each being afforded five minutes to address Members on the above-mentioned proposal. The Applicant then exercised his right to respond to the comments made by the Objector.

Non-Committee/Local Member - County Borough Councillor C.Davies – also addressed the Committee on the proposal.

The Development Control Manager outlined the application and following consideration of the matter, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

(c) Application No.14/0423 – Single storey side/rear extension, detached garage – The Willows, Llantrisant Road, Brynteg, Llantrisant

The Committee received Mr.Colin Batten (Applicant) and Mrs.E.M.Howells (Objector), each being afforded five minutes to address Members on the above-mentioned proposal.

The Development Control Manager outlined the application and following consideration thereof, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

(d) Application No.14/0449 – One detached dwelling – Plot 9 Danylan Road, Maesycoed, Pontypridd

The Committee received Mr.M.Roberts (Objector), who was afforded five minutes to address Members on the above-mentioned proposal.

The Development Control Manager outlined the application and it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

10 DEFERRED APPLICATION INVOLVING PUBLIC SPEAKERS

Application No.13/0916 – Creation of Equestrian and Access Track from Inert Material – Land at Tynewydd Farm, Efail Isaf

(**Note:** In accordance with the Code of Conduct, County Borough Councillor C.Middle declared a personal interest in the above-mentioned application, stating “Mr.K.Dean, the public speaker in support the application, is known to me from a previous business course, I will not be taking part in this item)

The Committee received Mr.W.Ryan (Agent) and Mr.K.Dean (Supporter), each being afforded five minutes to address Members on the above-mentioned proposal.

Non-Committee/Local Member – County Borough Councillor J.Bunnage – also addressed the Committee on the proposal.

The Development Control Manager outlined the application and outlined the contents of “late” letters received from:

- County Borough Councillor J.S.James – requesting the Committee consider deferring the application to allow the applicant further time to address the ecological concerns referred to in the report.
- the British Horse Society supporting the proposal.
- the Applicant’s Agent seeking to respond to concerns raised by the Council’s Ecologist – it was noted that the Council’s Ecologist had not yet had the opportunity to consider the response of the Applicant’s Agent.

The Development Control Manager outlined the proposal before Members and following consideration thereof, it was **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning.

11 APPLICATIONS RECOMMENDED FOR APPROVAL

In his report, the Service Director, Planning outlined applications recommended for approval and following consideration thereof, it was **RESOLVED** to approve the under-mentioned applications in accordance with the recommendations of the Service Director, Planning:

14/0337 – Garage extension – Ynyscynon Garage – 235-240 Ynyscynon Road, Trealaw

14/0619 – Demolition of existing single storey annex to terraced dwelling, proposed new 2 storey rear extension – 29 Margaret Street, Aberaman, Aberdare

12 APPLICATION RECOMMENDED FOR REFUSAL

Application No.12/1303 – Rear extension with internal and external refurbishment (works to include increase in number of hotel rooms to 13 and alterations to ground floor bar area and the erection of a low boundary wall around the front beer garden area) – (Amended Plan Received 15/05/2014) – Cardiff Arms Hotel, 42 Bute Street, Treorchy

In his report, the Service Director, Planning set out details of the above-mentioned application.

Non-Committee/Local Member – County Borough Councillor C.Davies – addressed Members on the proposal.

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

DEFERRED APPLICATIONS

13 APPLICATION NO.13/1004 – PROPOSED RESIDENTIAL DEVELOPMENT, LOCAL CENTRE, CAR PARKING AND ACCESS – BRYNCAE INDUSTRIAL ESTATE, BRIDGEND ROAD, LLANHARAN

Pursuant to Minute No.246 (Development Control Committee, 1 May 2014) when Members were minded to refuse the above-mentioned application contrary to the Officer's recommendation because they considered 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 and the proposed development, in particular the retail element, was 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 Service Director, Planning, in his report, gave his views on the reasons put forward by Members for refusing the proposal.

The Development Control Manager reported orally that the Applicant's Agent had now confirmed that the applicant had appealed against non-determination of the application and in the circumstances, the Committee could only determine how it would have determined the application, had it had the opportunity to do so.

Following consideration of the report, it was **RESOLVED** that had it been given the opportunity to determine the application, the Committee would have refused the application, contrary to the recommendation of the Service Director, Planning, for the following reasons:

1. The proposed access and general highway arrangement would result in a development that would result in vehicular and pedestrian conflict to the detriment of highway safety contrary to the requirements of policy AW5.2(c) of the Rhondda Cynon Taf Local Development Plan.
2. The proposed development would undermine proposals for the development of a local centre at the former OCCS site Llanilid, Llanharan contrary to the objectives of policy SSA9 of the Rhondda Cynon Taf Local Development Plan.

14 APPLICATION NO.13/0922 – DEMOLITION OF WORKINGMEN’S CLUB AND RESIDENTIAL DEVELOPMENT – HOWARD STRET, CLYDACH VALE

With reference to Minute No.154(3) (Development Control Committee, 19 December 2013) when Members resolved to approve the above-mentioned application subject to conditions and the applicant entering into a Section 106 legal agreement to secure one of the residential units to be developed as affordable housing, the Service Director, Planning reported that since this decision, the applicant had prepared details in respect of site viability and these in turn have been subject to scrutiny. As a result, it was clear that the site would not be financially viable if the applicant was required to make an affordable housing contribution.

The Council’s Affordable Housing Officer had also been consulted and had no objection to removing the affordable housing requirement on the grounds of viability.

The Service Director, Planning, therefore, requested the Committee to consider approving the application subject to the same conditions but without the applicant having to enter into a Section 106 agreement to secure one unit of affordable housing on the site.

A lengthy discussion ensued and it was **RESOLVED** to defer the application for further negotiation to take place between Officers and the Applicant in respect of the possibility of achieving alternative benefits through a Section 106 agreement.

15 APPLICATION NO.13/0558 – CONSTRUCTION OF 4 NO. 4 BEDROOM DWELLINGS (AMENDED PLANS RECEIVED 12/03/14) – LAND TO THE REAR OF 58-61 RHIW’R DDAR, TAFFS WELL

Pursuant to Minute No.245 (Development Control Committee, 1 May 2014) when Members were minded to refuse the above-mentioned application because they considered the development would result in an unacceptable loss of amenity space and would, therefore, be contrary to relevant local development plans, the Service Director, Planning gave his views on the reason put forward for refusing the application contrary to his recommendation.

Following consideration of the report, it was **RESOLVED** contrary to the recommendation of the Service Director, Planning, to refuse the application for the following reason:

(1) The proposed development would lead to an unacceptable loss of urban open space which makes an important contribution to the character and visual amenity value of the area by virtue of its openness and landscaping. As such, the proposal conflicts with policies AW5, AW7 and SSA13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

16 APPLICATION NO.13/1198 – CHANGE OF USE TO HORSECULTURE – STABLES, EXERCISE AREA AND ACCESS TRACK – GWERNA FACH, LAND AT CASTELLAU ROAD, BEDDAU

Pursuant to Minute No.256 (Development Control Committee, 15 May 2014) when Members were minded to approve the above-mentioned application contrary to the Officer's recommendation because they considered the proposed development would not be visually detrimental to the character of the area or harmful to its biodiversity, the Service Director, Planning reported on the reason put forward to approve the proposal contrary to his recommendation.

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

17 INFORMATION REPORT

In his report, the Service Director, Planning set out details of Planning and Enforcement Appeals Decisions Received, Delegated Decisions (Approvals and Refusals with reasons), Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 21/04/14 – 06/06/14 and it was **RESOLVED** to note the information.

**W.D.WEEKS
CHAIRMAN**

The meeting terminated at 7.12 p.m.

