

**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, 21 August 2014 at 5 p.m.

**PRESENT**

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

**County Borough Councillors**

L.M.Adams	R.Lewis	G.P.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	(Mrs) M.Tegg	W.D.Weeks

**Officers in Attendance**

Mrs.J.Cook – Director, Regeneration & Planning

Mr.C.Jones – Development Control Manager

Mrs.L.Coughlan – Solicitor

Mr.S.Zeinalli – Highways Development & Adoption Manager

**50 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors C.J.Middle and G.Stacey.

**51 DECLARATION OF INTERESTS**

In accordance with the Code of Conduct, County Borough Councillor P.Wasley declared a personal interest in Application No.14/0477 – Conversion of a shop and flat into two self contained flats with a two storey extension and car parking at the rear (amended plans received 28/05/2014) and 22/07/2014) – 72 Dunraven Street, Tonypany – “I know the applicant”.

**52 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.

**53 MINUTES**

To approve as an accurate record the minutes of the meeting of the Development Control Committee held on 7 August 2014.

**54 REQUESTS FOR SITE INSPECTIONS**

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

**55 APPLICATIONS RECOMMENDED FOR APPROVAL**

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

The Development Control Manager reported orally on the following:

- (a) In respect of Application No.13/0242 – One new house on land within the garden curtilage (resubmission 12/0333) ( Amended plan received 14/07/14) – 38 Chandler’s Reach, Llantwit Fardre - four “late” letters of objection received from the owners of 8 & 9 Pine Court, Llantwit Fardre and County Borough Councillors J.Bunnage and J.S.James.  
The Development Control Manager also advised that if Members were minded to approve this application, it was recommended to modify the wording of proposed Conditions 13 and 14 and impose an additional condition requiring full engineering details of the lane widening, a road survey being undertaken to ensure construction traffic would not cause undue damage and that surface water run-off would not discharge on to the public highway.
- (b) In respect of Application No.14/0628 – Outline planning permission for 5 no. Detached dwellings with off road parking and associated works – Land adjoining No.15 (North West) of Trem Y Duffryn, Mountain Ash – the Development Control Manager advised of a correction to the report in that the developer would be required to enter into a Section 106 agreement to make a transport tariff contribution towards improving the strategic highway network at this stage and not at the reserved matter application stage.

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

- (1) To defer application no. **13/0242** – One new house on land within the garden curtilage (re submission 12/0333) (Amended Plan received 14/07/14) – 38 Chandler’s Reach, Llantwit Fardre – for a site inspection to be undertaken by the Development Control Committee to consider the highway implications of the proposal and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.
- (2) To defer application no. **14/0477** – Conversion of a shop and floor into two self contained flats with a two storey extension and car parking at the rear (amended plans received 28/05/14 and 22/07/14) – 72 Dunraven Street, Tonypany – for a site inspection to be undertaken by the Development Control Committee to consider the impact of the proposal on neighbouring property and that a report thereon be submitted to the next appropriate meeting of the Committee for consideration.
- (3) In accordance with the oral recommendation of the Service Director, Planning, to approve application no. **14/0628** – Outline planning permission for 5 no. Detached dwellings with off road parking and associated works – Land adjoining No.5 (North West) of Trem Y Duffryn, Mountain Ash subject to the developer entering into a Section 106 agreement to make a transport tariff contribution towards improving the strategic highway network.

#### **OBSERVATIONS REQUESTED BY PLANNING INSPECTORATE**

- 56 **APPLICATION NO.14/0527 – GAS FIRED “PEAKING” POWER GENERATING PLANT OF PROVIDING 50-299MWE (REFERRED TO AS THE “POWER GENERATION PLANT”), NEW UNDERGROUND ELECTRICAL CABLE CONNECTION (REFERRED TO AS THE “ELECTRICAL CONNECTION”) TO EXPORT ELECTRICITY FROM THE POWER GENERATION PLAN INTO THE NATIONAL GRID AT RHIGOS SUBSTATION AND A NEW UNDERGROUND GAS PIPELINE CONNECTION (REFERRED TO AS THE “GAS CONNECTION” TO BRING NATURAL GAS TO THE POWER GENERATION PLANT FROM THE EXISTING HIGH PRESSURE GAS NETWORK NTS IN THE VICINITY OF THE PROPOSED PROJECT SITE. THIS ELEMENT OF THE PROPOSED PROJECT ALSO INCLUDES THE ABOVE GROUND INFRASTRUCTURE (AGI) FOR THE GAS PIPELINE AT THE POINT OF CONNECTION TO THE NTS, AS WELL AS A NEW PERMANENT ACCESS TO THE AGI – HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE**

In his report, the Service Director, Planning advised the Committee that the above-mentioned application was a Nationally Significant Infrastructure Project and a Development Consent Order was required to build, operate and maintain the scheme under consideration.

Whilst Rhondda Cynon Taf County Borough Council was the host authority for the scheme, the application for Development Consent would be processed and examined by the Planning Inspectorate who would make a recommendation (following a Public Inquiry due to take place in September at the Ty Newydd Country Hotel in Penderyn) on whether the Development Consent Order should be granted by the Secretary of State for Energy and Climate Change.

The final decision on the proposed Development Consent Order was, therefore, made by the Secretary of State and the Council was the principal consultee in the process although the formal response of the Committee would only constitute one of a number of material considerations that the appointed Inspector and Secretary of State would need to take into account before making a decision.

The Service Director, Planning then outlined his assessment of the proposal and following consideration thereof, it was **RESOLVED –**

- (1) To accept the conclusions of the assessment outlined in the report of the Service Director, Planning for submission to the Planning Inspectorate as the Council's formal Local Impact Report.
- (2) To grant delegated powers to the Service Director, Planning to put forward to the determining body any amendments, variations, additions or deletions to the proposed Development Consent Order and its requirements.
- (3) To grant delegated powers to the Service Director, Planning to agree a Statement of Common Ground.

## **57 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) and an Overview of Enforcement Cases for the period 28/07/14 – 07/08/14 and it was **RESOLVED** to note the information.

**R.B.McDONALD  
CHAIRMAN**

The meeting terminated at 5.35 p.m.