

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, 4 September 2014 at 5 p.m.

PRESENT

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

County Borough Councillors

L.M.Adams	C.J.Middle	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
R.Lewis	G.Stacey	W.D.Weeks

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

58 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors P.Jarman and (Mrs) M.Tegg.

59 DECLARATION OF INTERESTS

In accordance with the Code of Conduct, the Committee received the following declarations of personal interests from Non-Committee Members in relation to matters pertaining to the agenda:

- (1) County Borough Councillor A.Crimmings in respect of Application No.14/0937 – New Play Area – Ynysangharad War Memorial Park, Pontypridd – “I am a member of the Ynysangharad War Memorial Park Cabinet Committee, it is also a prejudicial interest but I will, under paragraph 14(2) of the Code of Conduct speak on the item.
- (2) County Borough Councillor M.Webber in respect of Application No.14/0937 – New Play Area – Ynysangharad War Memorial Park,

Pontypridd – “I am a member of the Ynysangharad War Memorial Park Cabinet Committee”, it is also a prejudicial interest.

- (3) County Borough Councillor D.R.Bevan in respect of Application No.14/0937 – New Play Area – Ynysangharad War Memorial Park, Pontypridd – “I am a member of the Ynysangharad War Memorial Park Cabinet committee, it is also a prejudicial interest”.

60 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.

61 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.

62 CHANGE 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.

63 APPLICATION RECOMMENDED FOR APPROVAL

Application No.14/0937 – New Play Area – Ynysangharad War Memorial Park, Pontypridd

Set out in the report of the Service Director, Planning were details of the above-mentioned application which was recommended for approval subject to conditions.

Non-Committee Member – County Borough Councillor A.Crimmings addressed the Committee on the application.

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

64 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No.13/0699 – Installation of ground mounted photovoltaic (PV) solar arrays to provide 11.6 MW generation capacity together with transformer stations; internal access track; landscaping; fencing; security measures; access gate and ancillary infrastructure (cross boundary application with Neath Port Talbot) – Hendrefawr, Mount Road, Rhigos, Aberdare

In accordance with adopted procedures, the Committee received Mr.D.Dean (Applicant), who was afforded up to five minutes to address the Committee.

The Service Director, Planning outlined the proposal and following a discussion, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

(2) Application No.14444/0578 – 6 no. Link houses – Site of Old Bingo Club and Snooker Rooms, Station Road, Treorchy

In accordance with adopted procedures, the Committee received Mr.M.Gilheaney (Applicant), who was afforded up to five minutes to address the Committee.

In his report, the Service Director, Planning outlined the application which was recommended for approval subject to conditions and the applicant entering into a Section 106 agreement to make a transport tariff contribution towards improving the strategic highway network.

The Development Control Manager reported orally on the contents of “late” correspondence received from the Applicant requesting that his application be deferred to allow the issue of the transport tariff to be resolved owing to the submission of evidence by his Highways & Transportation Consultants to show the proposed development of 6 houses would result in a significant reduction in traffic generation when compared to the permitted use of the land for 18 flats.

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 make a transport tariff contribution towards improving the strategic highway network at a rate of:

Residential 3/4/5 + bedrooms at £3,008 / unit x 50% Level 3 tariff - £9024

With regard to the timing of payment, 25% would be payable upon commencement of development, 50% upon the completion of 50% of the development and the remaining 25% upon the completion of 75% of the development.

65 DEFERRED APPLICATION INVOLVING PUBLIC SPEAKERS

Application No.13/0890/10 – New Mobile Home – Land North of Gellifendigaid Transmitter, Coed y Cwm, Ynysybwl

With reference to Minute No.218(2) (Development Control Committee, 3 April 2014) the Service Director, Planning reported that the applicant had now submitted a Planning Appraisal for an Agricultural Workers Dwelling at the site and his assessment of the proposal, incorporating the Planning Appraisal, was outlined in his report for the Committee's consideration.

The Development Control Manager reported orally on the contents of a "late" letter received from the applicant providing additional information in relation to the agricultural assessment in relation to trees and other areas that were missing from the original Planning Appraisal submitted. In view of the lateness of receiving this additional information, the Development Control Manager strongly recommended that the Committee consider deferring the application to allow Officers the opportunity to assess the new information provided by the applicant.

It was **RESOLVED** in accordance with the Officer's oral recommendation, to defer the application to assess the additional information provided by the applicant.

(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).

66 SITE INSPECTION

Application No.13/0376 – Erection of a Bungalow (amended plans received 04/07/14) – Land adjacent to No.14 Caemawr Terrace, Penrhiwfer

In accordance with Minute No.46(2) (Development Control Committee, 7 August 2014), the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken by Committee Members on 18 August 2014 to consider the site of the proposed dwelling in relation to the settlement boundary. The application detail was set out in Appendix 1 to

the report and was recommended for refusal for the reasons listed by the Service Director, Planning.

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

67 APPLICATIONS RECOMMENDED FOR APPROVAL

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

Following consideration of the proposals before them, Committee Members **RESOLVED** –

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

13/1195 – Two storey rear extension to incorporate additional facilities including mortuary (amended plans and Design and Access Statement received 03/06/14 and 24/06/14) – Pontyclun Funeral Services, Clun Avenue, Pontyclun

14/0545 – Construction of conservatory to front elevation – 1 Cemetery Road, Treorchy

14/0715 – Discharge of a Section 106 planning obligation 01/4230 – Drainage – Land at the rear of Nant Y Mynydd (previously known as Rising Wood), Coed Y Cwm, Pontypridd

(2) To approve Application No. **14/0699** – Amendment to slab levels of six of the eight affordable housing flats as approved under application 13/0744/10 – Marton House, Caerphilly Road, Nantgarw, Taffs Well – in accordance with the recommendation of the Service Director, Planning subject to the applicant entering into a Section 106 agreement to ensure that the development would be secured for affordable housing.

68 DEFERRED APPLICATION

Application No.13/0778/10 – Two storey extension to create 14 bedrooms and associated ancillary accommodation – Ty Pentwyn Nursing Home, Pentwyn Road, Treorchy

Pursuant to Minute No.28(1) (Development Control Committee, 3 July 2014) when the Committee resolved to defer consideration of the above-mentioned application to enable Officers to enter into further negotiations with the applicant regarding the condition of both access and egress

points to Ty Pentwyn Nursing Home, the Service Director, Planning reported that further enquiries had been made with the applicant regarding access improvement and also the standard of accommodation to be provided and he outlined the current position in respect of these matters.

Following consideration of the updated report, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the 12 conditions listed in Appendix A to the report.

69 INFORMATION REPORT

In his report, the Service Director, Planning set out details of Delegated Decisions (Approvals and Refusals with reasons) for the period 8 August – 21 August 2014 and it was **RESOLVED** to note the information.

**R.B.McDONALD
CHAIRMAN**

The meeting terminated at 5.40 p.m.