

**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, 18 September 2014 at 5 p.m.

**PRESENT**

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

**County Borough Councillors**

L.M.Adams	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	W.D.Weeks
R.Lewis	(Mrs) M.Tegg	
C.J.Middle	G.P.Thomas	

**Officers in Attendance**

Mr.S.Gale – Service Director, Planning  
Mr.D.J.Bailey – Development Control Manager  
Mr.S.Humphreys – Head of Legal Planning & Environment  
Mr.T.Jones – Highways Officer

**70 APOLOGY FOR ABSENCE**

An apology for absence was received from County Borough Councillor J.Bonetto.

**71 DECLARATIONS OF INTERESTS**

In accordance with the Code of Conduct, the following personal interests were declared in matters pertaining to the agenda from:

- (a) Non-Committee Member - County Borough Councillor S.Rees-Owen in relation to Application No.14/0573 – Upgrade of outdoor play area to a multi-use play area, erection of a 4 metre high boundary fence, 4 no. Floodlight posts, creation and extension of car park area (amended description 28/05/2014) (amended forms, description and plans received 03/07/2014) – Ton Pentre and Gelli Boys Club, Dinam Park, Ton Pentre – “I am a trustee of the Ton Pentre & District Recreation Associates, it is also a prejudicial interest and I will leave the meeting

after I have spoken on the application, in accordance with Paragraph 14(2) of the Code of Conduct”.

- (b) Non-Committee Member – County Borough Councillor M.O.Weaver in relation to Application No.14/0573 – Upgrade of outdoor play area to a multi-use play area, erection of a 4 metre high boundary fence, 4 no. Floodlight posts, creation and extension of car park area (amended description 28/05/2014) (amended forms, description and plans received 03/07/2014) – Ton Pentre and Gelli Boys Club, Dinam Park, Ton Pentre – “I am a trustee of the Club, it is also a prejudicial interest and I will leave the meeting after I have spoken on the item in accordance with Paragraph 14(2) of the Code of Conduct”.

**72 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.

**73 MINUTES**

**RESOLVED** to approve as accurate records, the minutes of the meetings of the Development Control Committee held on 21 August 2014 and 4 September 2014.

**74 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.

**75 REQUESTS FOR SITE INSPECTIONS IN RELATION TO APPLICATIONS LISTED ON THE AGENDA**

**RESOLVED –**

- (1) To defer application no. **13/1241** – Erection of a single 500KW wind turbine and associated transformer enclosure (additional information – addendum to landscape and visual assessment received 15/05/14) – Land at Rhigos Road, Aberdare – for a site inspection to be undertaken by the Committee to consider the visual impact upon the landscape and surrounding residential areas.

**(Note:** Although Mrs.E.Paul (Objector) had requested to speak on the above-mentioned application, she had been unable to attend the meeting)

- (2) To defer application no.**13/0416** – Change of use and development of the existing B2 industrial unit into a renewable energy generation production facilities. Amendments to the scheme to reduce the output from 8MW to 4MW, a consequential reduction in the number of stacks from 6 to 3 and an increase in height from 25m to 30m. All incorporated within a Revised Planning Statement, Environmental Statement Addendum, Revised Plans and emails submitted 2 & 27 June and 19 July 2014 – Unit 43-44 Seventeenth Avenue, Hirwaun Industrial Estate, Hirwaun, Aberdare – for a site inspection to be undertaken by the Committee to consider the impact of the proposal on the surrounding area with particular reference, to the Food Producing Factory.

**76     APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS**

- (1) Application No.14/0347 – Change of use from club to public house – Hopkinstown Cricket Club, Western Field Park, Hopkinstown Road, Hopkinstown, Pontypridd**

**(Note:** County Borough Councillors C.Middle, G.Stacey and E.Webster declared that as they were members of the Licensing Committee, they would not be voting on the above-mentioned application)

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

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

- (2) Application No.14/0573 – Upgrade of outdoor play area to a multi-use play area, erection of a 4 metre high boundary fence, 4 no. Floodlight posts, creation and extension of car park area. (amended description 28/05/2014) (amended forms, description and plans received 03/07/2014) – Ton Pentre and Gelli Boys Club, Dinam Park, Ton Pentre**

In accordance with adopted, procedures, the Committee received Mr.A.Jones (Supporter), Mr.G.Elliott (Supporter) and Mrs.A.Lewis (Objector), each being afforded up to five minutes to address the

Committee on the proposal. Mr.C.Lewis (Objector) had also requested to address the Committee but declined the opportunity to do so.

Non-Committee Members, County Borough Councillor S.Rees-Owen and M.O.Weaver, also addressed the Committee on the application and then left the meeting having previously declared prejudicial interests (Minute No.71 refers).

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

## **77 SITE INSPECTIONS**

### **(1) 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**

In accordance with Minute No.55(2) (Development Control Committee, 21 August 2014) the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken by Committee Members on 1<sup>st</sup> September 2014 to consider the impact of the proposal on the neighbouring properties.

The application was recommended for approval by the Service Director, Planning subject to the conditions listed in Appendix 1 to the report and to an additional condition referred to in his update report, to ensure the development would not be beneficially occupied until a parking area for two vehicles had been provided.

Following consideration of the matter, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the six conditions referred to in his original (Appendix 1) and updated reports.

### **(2) Application No.13/0242 – One New House on land within the garden cartilage (re-submission 12/0333) (amended plan received 14/07/14) – 37 Chandler’s Reach, Llantwit Fardre**

In accordance with Minute No.55(1) (Development Control Committee, 21 August 2014) the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken by Committee Members on 1<sup>st</sup> September 2014 to consider the highway implications of the proposal.

The Service Director, Planning recommended the application be approved subject to conditions, as amended and listed in his original report (Appendix 1) and updated report.

The Development Control Manager reported orally on the contents of a "late" letter received from County Borough Councillor J.S.James expressing his concerns about vehicular access being gained to the development off the lane to the detriment of highway safety.

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 original (nos.1-12) and the substituted or additional conditions (nos.13-18) listed in Appendix 1 of his updated report.

## **78 APPLICATIONS RECOMMENDED FOR APPROVAL**

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

**14/0490** – Single storey side and rear extension and install a chair platform lift – The Boars Head, Coedcae Lane, Talbot Green

**14/1053** – New plant depot comprising of industrial workshop and offices with new access to highway – Land north east of Sigma 3 Kitchens Unit, Llantrisant Business Park, Llantrisant

**14/1071** – Demolition of detached garage. Construction of porch, rear single storey extension and side two storey extension – 26 Milford Close, Tonteg

## **79 INFORMATION REPORT**

In his report, the Servicer Director, Planning set out details of Delegated Decisions (approvals and refusals, with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 22 August – 3 September 2014 and it was **RESOLVED** to note the information.

**R.B.McDONALD  
CHAIRMAN**

The meeting terminated at 5.55 p.m.

These minutes are subject to approval as an accurate record at the next appropriate meeting of the Development Control Committee