

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, 6 November 2014 at 5 p.m.

PRESENT

County Borough Councillors

L.M.Adams	R.Lewis	G.P.Thomas
J.Bonetto	S.Powderhill	(Mrs) J.S.Ward
M.Griffiths	(Mrs) A.Roberts	P.Wasley
P.Jarman	G.Smith	E.Webster

In attendance:

County Borough Councillors (Mrs) T.Bates and (Mrs) S.Jones

Officers in Attendance

Mr.S.Gale – Service Director, Planning
Mr.D.J.Bailey – Development Control Manager
Mrs.L.Coughlan – Solicitor
Mr.S.Zeinalli – Highways Development & Adoptions Manager

100 CHAIRMAN

It was **RESOLVED** in the absence of the Chairman (County Borough Councillor G.Stacey), County Borough Councillor M.Griffiths was elected as Chair for the meeting.

In taking the Chair, County Borough Councillor Griffiths wished to place on record the Committee's thanks to the former Chairman, County Borough Councillor R.B.McDonald, for all his hard work and service over the many years he served as Chairman of the Committee. Members wished him all the very best for the future.

101 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L.De Vet, C.J.Middle, S.Rees and G.Stacey and (Mrs) M.Tegg.

102 DECLARATION OF INTERESTS

In accordance with the Code of Conduct, the Committee received the following declarations of personal interests:

- (1) from County Borough Councillor P.Wasley in respect of Application No.14/1108 – Erection of two dwellings – Land at Sunny Bank, Clydach Vale – “I have had past association with the Applicant and a member of the public with knowledge of my previous connections may construe my position as being in conflict, it is also a prejudicial interest and I will leave the meeting for this item”.
- (2) From County Borough Councillor L.M.Adams in respect of Application No.14/1108 – Erection of two dwellings – Land at Sunny Bank, Clydach Vale – “The Applicant is known to me and we have had previous dealings when I was Sponsorship Manager at Tylorstown R.F.C., it is also a prejudicial interest and I will leave the meeting for this item.”

103 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.

104 MINUTES

RESOLVED to approve as accurate records, the minutes of the meetings of the Development Control Committee held on 2 October and 16 October 2014.

105 REQUEST FOR SITE INSPECTIONS

The Chairman asked the Committee Members if there were any requests for site inspections in relation to the planning applications before them.

It was **RESOLVED** to defer application no.14/1145 – Retrospective consent for domestic garage – Land opposite 16-17 Arfryn Terrace, Tylorstown – for a site inspection to be undertaken by the Committee to consider the size of the garage, its impact on the surrounding area and highways issues.

(Note: In view of the decision to defer the above-mentioned application, the Chair informed the persons present to address the Committee on the application that if they wished to speak when the matter was next reported to the Committee, they would have to submit fresh requests to do so).

106 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.

107 SITE VISIT INVOLVING PUBLIC SPEAKERS

Application No.14/0620 – Redevelopment of the site to provide 70 Dwellings with ancillary car parking, open space, access arrangements and landscaping – Land off Cardiff Road, Rhydyfelin, Pontypridd

In accordance with adopted procedures, the Committee received Mr.L.Davies (Applicant's Representative), Mr.G.Jones (Objector) and Mr.M.Fidler Jones (Objector), each being afforded five minutes to address Members on the application. The Applicant's Representative exercised his right to respond to the Objectors' comments.

Non-Committee/Local Member (County Borough Councillor (Mrs) T.Bates then addressed the Committee on the application and the objections raised by local residents.

The Development Control Manager outlined the application before Members and highlighted a correction to the report (Page 47) in that the level of Transport Tariff referred to under the Section 106 requirements should read £160,176 and not £191,760.

A lengthy discussion ensued on the proposal and it was **RESOLVED** to defer the application to enable discussions to take place between the Applicant, Council Officers, the Local Member and local residents on the proposed access arrangements to the development site and that a further report on the outcome of such discussions be submitted to the Committee for consideration prior to determining the application.

108 SITE INSPECTION

Application No.14/0918 – Detached House and Garage (amended plans received 14/08.14 and 28/08/14 that include the resiting of garage building) – Site of former 7-9 Cambrian Terrace, Llwynypia

Pursuant to Minute No.85(2) (Development Control Committee, 2 October 2014) the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken by Committee Members on 13 October 2014 to consider the impact of the proposed development on the surrounding area and highways issues.

Non-Committee/Local Member - County Borough Councillor (Mrs) S.Jones gave his views on the application and the objections raised by neighbours.

The Service Director, Planning outlined the proposal and the suggestion to revise the wording of Condition No.13 in order to improve the inlet capacity of the gulley abutting the tree planning area fronting the site.

Following consideration of the matter, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to Condition No.13 being amended to read as follows:

“Notwithstanding the submitted plans, prior to the development being brought into beneficial occupation, the reinstatement of the tree planting area/tree pit including improvements to the gulley inlet capacity abutting the details to be first submitted to and approved in writing by the Local Planning Authority.”

109 APPLICATIONS RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS

(1) Application No.14/1108 – Erection of two dwellings – Land at Sunny Bank, Clydach Vale

(Note: Having previously declared personal and prejudicial interests in the above-mentioned application (Minute No.102 refers), County Borough Councillors L.M.Adams and P.Wasley left the meeting for this item).

In accordance with adopted procedures, the Committee received Mr.A.Walker (Applicant), who was afforded five minutes to address Members on his application.

The Development Control Manager reported orally on a “late” letter received from County Borough Councillor M.A.Norris outlining his views on the application.

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

(2) Application No.14/1152 – Change of use from ground floor retail unit to children’s day care facility – 18 Main Road, Tonteg, Pontypridd

In accordance with adopted procedures, the Committee received Mr. S. Isaac (Applicant’s Agent), who was afforded five minutes to address Members on the above-mentioned application.

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

110 APPLICATIONS RECOMMENDED FOR APPROVAL

In his report, the Service Director, Planning outlined applications recommended for approval.

It was **RESOLVED** –

- (1) To approve application no.**14/0289** – Residential development of four new dwellings – Land off Park Place, Cilfynydd, Pontypridd – in accordance with the recommendation of the Service Director, Planning subject to Condition No.4 be amended to read as follows:

- “4. Notwithstanding the submitted plans, full engineering design and details of the proposed highway improvements including a new turning facility to be made available for public use at all times, linked footways / vehicular crossover, street lighting, drainage and cross sections shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The approved details shall be carried out to the satisfaction of the Local Planning Authority prior to beneficial occupation of any dwelling.

Reason: In the interests of highway and pedestrian safety.”

(Note: In accordance with the Code of Conduct, County Borough Councillor S.Powderhill declared a personal and prejudicial interest in the above-mentioned application stating “I know the developers and I will leave the meeting for this item”)

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

14/0970 – Retrospective permission for the installation of new external air condensing units at the rear of the premises, the installation of an ATM to the front elevation and the installation of a new side door access – 25-28 Lewis Street, Aberaman, Aberdare

14/1189 – Installation of supply air and extract grilles and flues to rear elevation of unit and installation of condenser units to rear elevation wall – Chiquito Units, 11B/C Talbot Green Retail Park, Talbot Green

111 INFORMATION REPORT

In his report, the Service Director, Planning set out details of Delegated Decisions (Approvals and Refusals with reasons) for the period 6 – 24 October 2014 and it was **RESOLVED** to note the information.

**M.GRIFFITHS
CHAIR**

The meeting terminated at 6.30 p.m.