

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, 20 November 2014 at 5 p.m.

PRESENT

County Borough Councillor G.Stacey – in the Chair

County Borough Councillors

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

In attendance:

County Borough Councillors S.A.Bradwick, P.Griffiths and B.Stephens

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.S.Zeinalli – Highways Development & Adoptions Manager

112 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L.De Vet, S.Rees, (Mrs) A.Roberts and (Mrs) M.Tegg.

113 DECLARATION OF INTEREST

In accordance with the Code of Conduct, the Committee received a declaration of personal interest from County Borough Councillor P.Wasley in respect of Application No.14/1054 – Removal of Conditions 27, 28 and 29 of Planning Permission 11/1001 to remove the Code for Sustainable Homes Assessment – Land adjacent to The Meadows, Gwern Heulog, Tonyrefail – “I live on the site and have entered discussions for rectification of works with the Developer, it is also a prejudicial interest but I will in accordance with Paragraph 14(2) of the Code of Conduct, speak on the item and then leave the meeting”.

114 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.

115 REQUEST FOR SITE INSPECTIONS

There were no requests for site inspections in relation to the planning applications listed on the agenda.

116 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.

117 SITE VISIT INVOLVING A PUBLIC SPEAKER

Application No.14/0893 – Development of Site to provide up to 80 Dwellings with associated infrastructure (Outline) – Elms Farm off Stryd Silurian, Llanharry

In accordance with adopted procedure, the Committee received Mr.G.Williams (Applicant's Agent), who was afforded five minutes to address Members on the proposal.

Non-Committee Members – County Borough Councillors P.Griffiths (adjoining Local Member) and B.Stephens (the Local Member) also spoke on the application.

The Committee considered the joint report of the Director, Legal & Democratic Services and the Service Director, Planning on the outcome of the site inspection undertaken by Committee Members on 28 October 2014 and up to date information following on from that meeting.

The Development Control Manager reported orally on the contents of three "late" letters of objection received regarding the proposed development. In addition, he stated that the Applicant wished to point out to the Committee that the application sought to provide 'up to 80 dwellings' and not '80 dwellings' and that the planning condition requiring that no properties be built within 25 metres of the M4 motorway should

only relate to dwellings and not to domestic garages within the development.

A lengthy discussion ensued on the proposal and its impact on the wider area in particular the highway situation at Brynsadler and it was **RESOLVED** –

(1) To approve the application in accordance with the recommendation of the Service Director, Planning subject to the conditions listed in Appendix 1 and those revised, added and referred to in the updated joint report and to the Developer entering into a Section 106 agreement to secure the following:

- A financial contribution of £28,000 which is to be utilised for improving the highway network in the wider area
- Affordable housing consisting of:
 - 8 x 1 bedroom units for social rent (walk up units – no communal area)
 - 3 x 2 bedroom houses for social rent
 - 5 x 2 bedroom houses for low cost home ownership

pro rata to the number of dwellings constructed

- A financial contribution to education provision commensurate with the number of eligible dwellings to be built in the development
- A transport tariff payment commensurate with the final number of homes to be built on site
- The provision of a Local Equipped Area for Play and Public Open Space
- Meeting the Council's reasonable costs in preparing the Section 106 legal agreement.

(2) That a Consultation Group consisting of the local members, Council Officers, residents and the applicant be established to determine the appropriate works required for improving the highway network in the wider area.

118 APPLICATION RECOMMENDED FOR REFUSAL INVOLVING A PUBLIC SPEAKER

Application No.13/1281 – Erection of 1 no. Wind Turbine and associated works (re-submission) – Land adjacent to Coed Bychan Farm, Llanharan

(Note: In accordance with the Code of Conduct, County Borough Councillor R.Lewis declared a personal interest in this matter – “I work in the Wind Energy Sector”)

In accordance with adopted procedures, the Committee received Mr.B.Lewis (Applicant’s Agent), who was afforded five minutes to address Members on the proposal.

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.

119 APPLICATIONS RECOMMENDED FOR APPROVAL

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

Following consideration of the report, it was **RESOLVED** -

(1) To grant a Lawful Development Certificate in respect of Application No.**10/0752** - Application for a Lawful Development Certificate for an Existing use as vehicle repair and vehicle storage – Unit E and land adjoining Unit F, Glyntaff Sidings, Pentrebach Road, Pontypridd – in accordance with the recommendation of the Service Director, Planning.

(2) To approve Application No.**14/1054** – Removal of Conditions 27, 28 and 29 of Planning Permission 11/1001 to remove the Code for Sustainable Homes Assessment – Land adjacent to The Meadows, Gwern Heulog, Tonyrefail – subject to the developer entering into a Deed of Variation of the original Section 106 agreement.

(Note: Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No.113 refers) and in accordance with Paragraph 14(2) of the Code of Conduct, County Borough Council P.Wasley exercised his right to speak on the matter and then left the meeting)

120 REPORT FOR INFORMATION

In his report, the Service Director, Planning set out details of Planning and Enforcement Appeals Decisions Received, Delegated Decisions (Approvals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 27 October – 7 November 2014 and it was **RESOLVED** to note the information.

**G.STACEY
CHAIRMAN**

The meeting terminated at 6.30 p.m.