

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, 15 January 2015 at 5 p.m.

PRESENT

County Borough Councillor G.Stacey – in the Chair

County Borough Councillors

L.M.Adams	R.Lewis	G.Smith
J.Bonetto	C.J.Middle	(Mrs) M.Tegg
(Mrs) L.De Vet	S.G.Powderhill	(Mrs) J.S.Ward
M.Griffiths	S.Rees	E.Webster
(Mrs) S.Jones		

Officers in Attendance

Mr.S.Gale – Service Director, Planning
Mr.C.Jones – Development Control Manager
Mr.S.Humphreys – Head of Legal Planning & Environment
Mr.S.Zeinalli – Highways Development & Adoptions Manager

121 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors P.Jarman, G.P.Thomas and P.Wasley.

122 DECLARATION OF INTEREST

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

- (1) County Borough Councillor J.Bonetto in respect of Application No.14/1474 – Proposed Railway Training Centre of Excellence at Coleg Y Cymoedd Nantgarw Campus – Proposed to include workshop, classrooms ancillary areas and associated external works – Coleg Morgannwg Mttc, Unit 1, Parc Nantgarw, Nantgarw – “I am a co-opted member of Coleg Cymoedd”.
- (2) County Borough Councillor (Mrs) S.Jones in respect of Application No.14/1119 – Change of use from Chapel building to one residential unit and funeral home (amended layout plan received 09/10/2014 and bat report received 15/1/20140) – Trinity Chapel, Trinity Road,

Tonypandy – “I am a Transitional Council Member for the Co-operative Group and I am also a resident in the vicinity of the proposed development”.

123 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.

124 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 18 December 2014 subject to it being noted that County Borough Councillor (Mrs) S.J.Jones was present at the meeting but this had been inadvertently omitted from the minutes.

125 REQUEST FOR SITE INSPECTIONS

RESOLVED to defer Application No. **14/1119** – Change of use from Chapel building to one residential unit and funeral home (amended layout plan received 09/10/2014 and bat report received 15/1/2014) – Trinity Chapel, Trinity Road, Tonypandy – for a site inspection to be undertaken by the Development Control Committee to consider the impact of the proposal on the area and highways issues.

REPORTS OF THE SERVICE DIRECTOR, PLANNING

126 APPLICATIONS RECOMMENDED FOR APPROVAL

(**Note:** County Borough Councillor C.J.Middle did not arrive at the meeting until 5.08 p.m. and as a result was not present at the time the Committee considered and determined Application No.14/0710 referred to below, he, therefore, took no part in the proceedings thereon. This fact is recorded as Councillor Middle is a Director of the Company applying for planning permission in this case).

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

The Development Control Manager reported orally on corrections required to the wording of recommended Conditions 12 and 14 as set out in the report in relation to Application no.14/1474 – Proposed Railway Training Centre of Excellence at Coleg y Cymoedd Nantgarw Campus. Proposal to include workshop, classrooms, ancillary areas and associated external works – Coleg Morgannwg Mttc, Unit 1, Parc Nantgarw, Nantgarw.

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

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

14/0710 – Re-siting and over cladding of existing container units to be used as a workshop and to install modular office unit – Harlech Hygienics Ltd, Unit 1, Colliers Way, Tonypany

14/1207 – Change of use from A1 to A3 restaurant, takeaway and garage for staff on ground floor and store on first floor (amended plans and description received 03/11/14) – 168 Gelli Road, Gelli, Pentre

14/1272 – Erection of a three storey, four bedroom, detached house – Land adjacent to 42 Pantygraigwen Road, Pantygraigwen, Pontypridd

14/1387 – Flat roofed infill extension to rear annexe to provide office accommodation – The Oasis Centre, Ty Ashgrove, Upper Church Street, Pontypridd

(2) To approve Application No.**14/1385** – Demolition of existing building and construction of a 32 unit housing scheme for older people, community use facilities and associated works – Trem-y-Cwm, Beddau, Pontypridd – in accordance with the recommendation of the Service Director, Planning subject to the Developer entering into a Section 106 to ensure that:

- the development should remain socially rented elderly persons accommodation; and
- the Developer meets the Council's reasonable legal costs in preparing the Section 106 legal agreement.

(3) To approve Application No.**14/1474** – Proposed Railway Training Centre of Excellence at Coleg Y Cymoedd Nantgarw Campus. Proposal to include workshop, classrooms, ancillary areas and associated external works. Coleg Morgannwg Mttc, Unit 1, Parc Nantgarw, Nantgarw – in accordance with the recommendation of the Service Director, Planning subject to Conditions 12 and 14 being corrected to read as follows:

- “12. The building hereby approved shall only be occupied when the remodelled car parking area currently within Makro’s car park is available for use by the college, in accordance with Drawing No.6462A/CP1 and the details approved under Condition 10. Prior to beneficial occupation, evidence of the car parking area’s availability for use by the college in perpetuity shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure sufficient parking is available, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

14. The building, hereby permitted, shall not be occupied until the measures approved in the scheme (referred to in Condition 3) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.”

127 INFORMATION REPORT

In his report, the Service Director, Planning set out details of Delegated Decisions (Approvals and Refusals with reasons) for the period 8 December 2014 – 2 January 2015 and following consideration thereof, it was **RESOLVED** to note the information.

**G.STACEY
CHAIRMAN**

The meeting terminated at 5.25 p.m.