

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, 5 March 2015 at 5 p.m.

PRESENT

County Borough Councillor G.Stacey – in the Chair

County Borough Councillors

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

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

156 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L. De Vet and (Mrs) S.J.Jones.

157 DECLARATION OF INTEREST

In accordance with the Code of Conduct, the Committee received a declaration of personal and prejudicial interest from County Borough Councillor R.Lewis in respect of Application No.14/1388 – A single wind turbine of max 67m to tip, along with associated infrastructure including an access track and electrical housing – Land at Cefn Farm, Mount Road, Rhigos, Aberdare Grid Ref: E:291009 N:206648 – “I am currently employed on the Pen Y Cymoedd Wind Energy Project which is adjacent to the application site and it could be in competition to the applicant, I will be leaving the meeting for this item”.

158 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.

159 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 5 February 2015.

160 REQUESTS FOR SITE INSPECTIONS

There were no requests for site inspections in relation to the applications before the Committee.

161 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.

162 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

Application No.14/1589 – Prior Approval for base station installation at CTIL 123311, CF4976 – Maindy Farm, The Parade, Ton Pentre, Pentre

In accordance with adopted procedures, the Committee received Mr.Chris Ball (Objector), who was afforded five minutes to address Members on the above-mentioned proposal.

The Development Control Manager reported that the proposal represented a replacement of an existing telecommunications mast to support the operational needs of a key telecommunications operator. The application was considered to be acceptable in respect of its siting and appearance and within the terms of the Prior Approval procedure which he explained at the meeting.

During the discussion, Members queried the actual height of the existing mast owing to discrepancies in the report and asked whether the existing mast was 17.3m or 15 m in order to compare it to the 17.4m mast now

requiring prior approval. In response, the Development Control Manager apologised for the discrepancies and stated that he could not evidence the exact height of the existing mast on site but he pointed out that the height issue would not invalidate the application before Members. The Development Control Manager advised that the Committee was being asked to consider whether or not the proposed mast was acceptable at its location on a green field site adjacent to a residential area. He further advised that concerns raised by objectors regarding associated health implications were outside the remit of the Committee when considering the application.

Following further discussion, it was **RESOLVED** that Prior Approval be granted and that details of siting an appearance are approved.

163 APPLICATION RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS

Application No.14/1388 – A single wind turbine of max 67m to tip, along with associated infrastructure including an access track and electrical housing – Land at Cefn Farm, Mount Road, Rhigos, Aberdare Grid Ref: ER:291009 N:206648.

(Note: County Borough Councillor (Mrs) J.S.Ward arrived at the meeting at this point in the proceedings and she apologised to the Chair and the Committee for her late arrival)

(Note: Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No.156 above refers), County Borough Councillor R.Lewis left the meeting for the above-mentioned application).

In accordance with adopted procedure, the Committee received the following public speakers, each being afforded five minutes to address Members on the application:

- i. Mr.Phillip Morgan (Applicant)
- ii. Mr.Gareth Davies (Agent)
- iii. Mrs.Angela Watts (Supporter)
- iv. Mr.Gary Edwards (Objector)

The Applicant's Agent, Mr.Gareth Davies, exercised his right to respond to the Objector's comments.

(Note: At this point in the proceedings, in accordance with the Code of Conduct, County Borough Councillor (Mrs) J.S.Ward declared a personal interest in the above-mentioned application - "I am a Member of the

Brecon Breacons National Park Authority but I have not taken part in any meeting regarding this application)

The Development Control Manager then outlined the application and the reasons it was recommended for refusal as set out in the report of the Service Director, Planning.

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

(**Note:** At this point in the proceedings, County Borough Councillors (Mrs) A.Roberts and (Mrs) M.Tegg indicated to the Chair that they were leaving the meeting).

164 APPLICATIONS RECOMMENDED FOR APPROVAL

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

The Development Control Manager reported orally in respect of Application No.14/1386 – Residential Development of 25 homes comprising 4 no. 1 bed flats, 4 no. 2 bed houses, 8 no. 2 bed houses and 7 no. 3 bed houses, creation of an additional access from Ilan Avenue all with associated parking and landscaping – Former Glantaff Infants School, Powys Place, Rhydyfelin, Pontypridd – that recommended terms of the Section 106 agreement should be amended to read:

- To provide 4 No. 1 bed walk-up flats for social rent and a 1 No. 2 bed low-cost homeowner property within the development
- The developer makes an appropriate financial contribution towards the provision of off-site play facilities of £25,000
- That the developer meets the Council's reasonable legal costs in preparing the Section 106 legal agreement.

He also reported orally in respect of Application No.14/1637 – New Visitor Centre for the Royal Mint including landscaped frontage and visitor parking – Royal Mint, Llantrisant Business Park, Llantrisant – that suggested Condition No.12 should be deleted, that suggested Condition No.13 should be re-numbered and amended to refer to Condition No.4 and not No.12 and that suggested Condition No.14 should be re-numbered to No.13.

Following consideration of the applications before them, it was **RESOLVED** –

(1) To approve Application No.**14/1386** – Residential development of 25 homes comprising 4 no. 1 bed flats, 4 no. 2 bed houses, 8 no. 2 bed houses and 7 no. 3 bed houses, creation of an additional access from Ilan Avenue all with associated parking and landscaping – Former Glantaff Infants School, Powys Place, Rhydyfelin, Pontypridd – in accordance with the recommendation of the Service Director, Planning subject to the applicant first entering into a Section 106 agreement on the following terms:

- To provide 4 No. 1 bed walk-up flats for social rent and a 1 No. 2 bed low-cost homeowner property within the development.
- The developer makes an appropriate financial contribution towards the provision of off-site play facilities of £25,000.
- That the developer meets the Council's reasonable legal costs in preparing the Section 106 legal agreement.

(2) To approve Application No.**14/1637** – New Visitor Centre for the Royal Mint including landscaped frontage and visitor parking – Royal Mint, Llantrisant Business Park, Llantrisant – in accordance with the recommendation of the Service Director, Planning subject to:

- The deletion of Condition No.12
- Condition No.13 being reworded as follows:

“The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme (referred to in Condition 4) 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”

- Condition No.14 being re-numbered to No.13.

(3) To approve Application No.**15/0017** – Rear extension and refurbishment. Works to include increase in number of hotel rooms to 13 and alterations to ground floor bar area and the erection of a low boundary wall around the front beer garden area (resubmission) – Cardiff Arms Hotel, Bute Street, Treorchy – in accordance with the recommendation of the Service Director, Planning.

165 INFORMATION REPORT

In his report, the Service Director, Planning provided information on Planning and Enforcement Appeals Decision received, Delegated Decisions (Approvals and Refusals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 9 – 20 February 2015 and it was **RESOLVED** to note the information.

**G.STACEY
CHAIRMAN**

The meeting terminated at 6.20 p.m.