

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, 16 April 2015 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	S.Powderhill	(Mrs) J.S.Ward
(Mrs) L. De Vet	S.Rees	P.Wasley
M.Griffiths	(Mrs) A.Roberts	E.Webster
P.Jarman	G.Smith	
(Mrs) S.J.Jones	(Mrs) M.Tegg	

Non-Committee Members in Attendance:

County Borough Councillors D.R.Bevan and J.Elliott

Officers in Attendance

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

186 APOLOGY FOR ABSENCE

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

187 DECLARATIONS OF INTEREST

Personal interests were declared in matters pertaining to the agenda by:

- (1) County Borough Councillor (Mrs) J.S.Ward in respect of Application No.14/1594 - Refurbishment of crematorium facilities and emissions equipment, in line with legislative requirements and environmental pollution controls (Revised description 17/02/15 and amended plans received 16/02/15), Llwydcoed Crematorium, Crematorium Road, Llwydcoed, Aberdare – and Application No. 14/1653 - Refurbishment of crematorium facilities and emissions equipment, in line with

legislative requirements and environmental pollution controls, Llwydcoed Crematorium, Crematorium Road, Llwydcoed, Aberdare – “I am a member of Llwydcoed Crematorium Joint Committee”

(2) County Borough Councillor S.Rees in respect of Application No.15/0175 - Provision of park and ride facilities to include car parks, access from Syphon Street, alterations to the existing cycle route, retaining walls, lighting and CCTV, Porth Railway Station, Station Street, Porth – “My Niece works for RCT and has worked on this project”.

(3) County Borough Councillor P.Wasley in respect of Application No.12/0929 - Development of up to 600 residential dwellings and ancillary development, including commercial/retail facilities within Use Class A1 (maximum gross internal floorspace of 464 square metres), together with associated infrastructure works, provision of formal and informal open space, retention of wildlife habitats, and demolition of existing buildings and structures at Trane farm (outline application with all matters reserved). Application accompanied by an Environmental Statement received 23 August 2012 plus Transport Chapter ES Addendum and Transport Assessment received 25 November 2013 (amended description 18 February 2014) (amended plans received 17 December 2014 showing revised highway alignment and sections, including retention of bat roost at Trane Lane and indicative proposals for green corridors, dark corridors and associated highway crossing points within the development site) - Land at Trane Farm, Tonyrefail – I know some of the land owners and I have a close family member who lives in the area”.

(4) County Borough Councillor P.Jarman in respect of Application No.14/1308 - Demolition of Existing Redundant Library Building and Outline Consent for Residential Development of the Site (All Matters Reserved) (Amended Description Received 26/11/14) – Cwmbach Library, Morgan Row, Cwmbach, Aberdare – “I know the applicant and I have received correspondence from an objector”.

188 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 the Human Rights Act 1998.

189 MINUTES

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 19 March 2015.

190 REQUEST FOR A SITE INSPECTION

RESOLVED to defer Application No. **12/0929** - Development of up to 600 residential dwellings and ancillary development, including commercial/retail facilities within Use Class A1 (maximum gross internal floorspace of 464 square metres), together with associated infrastructure works, provision of formal and informal open space, retention of wildlife habitats, and demolition of existing buildings and structures at Trane farm (outline application with all matters reserved). Application accompanied by an Environmental Statement received 23 August 2012 plus Transport Chapter ES Addendum and Transport Assessment received 25 November 2013 (amended description 18 February 2014) (amended plans received 17 December 2014 showing revised highway alignment and sections, including retention of bat roost at Trane Lane and indicative proposals for green corridors, dark corridors and associated highway crossing points within the development site) - Land at Trane Farm, Tonyrefail – for a site inspection to be undertaken by the Committee for the substantial reasons, to consider the impact of the proposal on highways, maintaining the separate identities of Gilfach Goch and Tonyrefail along with ecological and public health issues concerning the site.

191 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.

192 SITE INSPECTION INVOLVING PUBLIC SPEAKERS

Application No.14/1308 – Demolition of Existing Redundant Library Building and Outline Consent for Residential Development of the Site (All Matters Reserved) (Amended Description Received 26/11/14) – Cwmbach Library, Morgan Row, Cwmbach, Aberdare

In accordance with adopted procedures, the Committee received Mr.R.Warren (Agent), Ms.K.Doughton (Objector) and Ms.D.Pittard (Objector), each being afforded five minutes to address Members on the above-mentioned application. The Applicant's Agent, Mr.Warren, exercised the right to respond to the comments made by the Objectors.

Non-Committee/Local Member – County Borough Councillor J.Elliott – then addressed the Committee on the application.

In accordance with Minute No.170 (Development Control Committee, 19 March 2015), a site inspection had taken place on 31 March 2015 to consider the access and highways arrangements for the proposed development and the presence of Japanese Knotweed at the site. The Committee considered the report back on the site inspection and details of the application were set out in Appendix 1 to the report. Members noted that the application was made in outline with all matters reserved for future consideration. Any plans provided by the Applicant to date were only indicative of the type of development that could take place on the site.

The Development Control Manager reported orally on the contents of a "late" letter received from residents of Pond Place in relation to the construction of fencing around the application site and pointed out that this was a private dispute between local residents and the applicant and land ownership was not a material planning consideration.

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

(1) Condition No.6 being re-worded to read as follows:

"6. Full details of a scheme for the eradication of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work on site. The approved scheme shall be implemented in full prior to development commencing on any dwelling/building.

Reason: In order to ensure the eradication of Japanese Knotweed within the curtilage of the application site in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan."

(2) The deletion of Conditions 10, 11 and 12 as listed in the report as these matters will be considered at reserved matters stage.

(3) The concerns regarding the presence of Japanese Knotweed on the site being referred to Natural Resources Wales with a request that they look at the site to confirm whether they need to take action in this matter.

(4) That an Informative be added to the planning permission indicating that the Council would consider access to the site being most appropriately taken from the un-named road and not Pond Place.

193 APPLICATION INVOLVING A PUBLIC SPEAKER

Application No.15/0175 – Provision of park and ride facilities to include car parks, access from Syphon Street, alterations to the existing cycle route, retaining walls, lighting and CCTV – Porth Railway Station, Station Street, Porth

The Committee received Mr.D.Bond (Objector), who was afforded five minutes to address Members on the above-mentioned application.

The application was set out in the report of the Service Director, Planning and recommended for approval subject to conditions.

The Development Control Manager reported orally on two “late” letters received:

- (i) From a local resident objecting to the scheme in its current form based on his belief that it fails to comply with the Active Travel (Wales) Act 2013 in respect of the provision of a continuous cycle route, without barriers.
- (ii) From National Resources Wales objecting to the proposal due to the flood risk implications in that a significant part of the site would be subject to flooding that represents an extreme danger for all during both the 1% (1 in 100) annual probability fluvial flood outline.

The Development Control Manager gave his views on the above-mentioned objections and a discussion ensued.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to an additional condition being imposed requiring the submission and written approval of a Flood Defence Management Plan to include measures for the provision of barriers to control access into the car park and to contain floating cars within the car park in the event of a flood occurrence.

194 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 on a “late” letter received from the 20th Century Society in respect of Application No. 14/1594 – Refurbishment of crematorium facilities and emissions equipment in line with legislative requirements and environmental pollution controls (revised description 17/02/15 and amended plans received 16/02/15) – Llwydcoed Crematorium, Crematorium Road, Llwydcoed,

Aberdare – providing observations and comments on the proposal. The Development Control Manager responded to the points made in the letter.

In respect of Application No.14/1653 – Refurbishment of crematorium facilities and emissions equipment in line with legislative requirements and environmental pollution controls – Llwydcoed Crematorium, Crematorium Road, Llwydcoed, Aberdare – the Development Control Manager reported orally on the need to alter the wording of proposed condition no.2 to relate to the revised plans received.

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

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

14/1440 – Increasing the length of existing garage and change of use to the parking and storage of vehicles in association with Stuttgart Garage (Revised design and Access Statement received 08.12.14, revised description 15.12.14, amended plan received 22.01.15 and revised description 12.02.15) – Land between Llantrisant Road and Leyshon Street, Pontypridd

14/1614 – Change of use of scrubland to domestic use with decking and fencing (retrospective) – Scrubland to the rear of 14 Clos Dyfodwg, Llantwit Fardre

14/1615 – Change of use of scrubland to domestic use with fencing and storage shed (retrospective) – Scrubland to the rear of 12 Clos Dyfodwg, Llantwit Fardre

14/1618 – Change of use of scrubland to domestic use with decking and fencing and storage shed (retrospective) – Scrubland to the rear of 13 Clos Dyfodwg, Llantwit Fardre

15/0005 – Change of use of scrubland to domestic use with decking and fencing (retrospective) – Scrubland to the rear of 16 Clos Dyfodwg, Llantwit Fardre

15/0244 – Change of use from Public House (A3) use to a Private Members Club (sui generis) to include repairs and internal alterations – Castle Hotel, 38 Bute Street, Treherbert

(**Note:** Mr.C.Jones, Development Control Manager, declared an interest in application no.14/1440 referred to above – stating “I use this garage to service my car” and he left the meeting for the item).

(2) To forward application no.**14/1594** – Refurbishment of crematorium facilities and emissions equipment in line with with legislative requirements and environmental pollution controls (revised description 17/02/15 and amended plans received 16/02/15) – Llwydcoed

Crematorium, Crematorium Road, Llwydcoed, Aberdare – to the Welsh Ministers for their decision, with a recommendation that Listed Building Consent be granted for this proposal in accordance with the recommendation of the Service Director, Planning, subject to the conditions listed in the report and that should any further correspondence be received in respect of this application, the Service Director, Planning be authorised to forward this to the Welsh Ministers for their consideration.

- (3) To approve application no. **14/1653** – Refurbishment of crematorium facilities and emissions equipment, in line with legislative requirements and environmental pollution controls – Llwydcoed Crematorium, Crematorium Road, Llwydcoed, Aberdare in accordance with the recommendation of the Service Director, Planning subject to:

- (i) Condition no.2 being amended to read as follows:

“2.The development hereby approved shall be carried out in accordance with the approved plan(s):

16004-2176-B02 received 15 December 2014

16004-01A received 5 January 2015

16004-01 (roof) and 4514-0005-C1 received 9 February 2015

Screening details received 1 April 2015

16004-21760B08, 16004-2176-B09 and 16004-2176-B10 received 13 April 2015

16004-2176-B04 and 16004-2176-B05 received 14 April 2015

and documents received by the Local Planning Authority, unless otherwise to be approved and superseded by details required by another other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.”

- (ii) That should the Welsh Ministers require any alterations to the plans submitted in respect of listed building consent application 14/1594/12, the Service Director, Planning be authorised to seek alterations to the plans submitted in respect of this corresponding planning application and add, amend or delete any conditions necessary prior to issuing a decision notice.

195 INFORMATION REPORT

In his report, the Service Director, Planning provided information on Delegated Decisions (Approvals and Refusals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 23 March – 3 April 2015 and it was **RESOLVED** to note the information.

**G.STACEY
CHAIRMAN**

The meeting terminated at 6.20 p.m.