

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting of the Development Control Committee held at The Pavilions, Cambrian Park, Clydach Vale on Thursday, 18th June, 2015 at 5 p.m.

PRESENT

County Borough Councillor G.Stacey – in the Chair

County Borough Councillors

L.M.Adams	S.Rees
J.Bonetto	(Mrs.)A.Roberts
(Mrs.)L.De Vett	G.Smith
M.Griffiths	G.P.Thomas
P.Jarman	P.Wasley
(Mrs.)S.J.Jones	M.J.Watts
S.Powderhill	E.Webster

Non-Committee Members in Attendance

County Borough Councillors (Mrs.)A.Davies, G.R.Davies, K.Montague and I.Pearce

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
Ms.K.May – Head of Democratic Services

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors R.Lewis and (Mrs.)J.Ward.

2. DECLARATIONS OF INTEREST

The following declarations of interests in matters pertaining to the agenda were received from:

- (1) County Borough Councillor S.Rees in respect of Application No.13/0062 – the development of a listed building into 5 residential dwellings, Heol Ty Aberaman, Aberdare – “the builder is known to me – it is a personal interest”.
- (2) County Borough Councillor P.Wasley in respect of Application No.13/0062 – the development of a listed building into 50 residential dwellings, Heol Ty

Aberaman, Aberdare – “I know the developer – the interest is personal and prejudicial and I will be leaving the room”

- (3) A declaration was made later in the meeting by County Borough Councillor M.Griffiths in respect of Application No.15/0213 – Residential Development (8 no. units), new access and associated works – Former Garth Hall, Cathering Crescent, Cymmer, Porth – “Self employed to do evaluation of project run by Meadow Prospect a member of the RCT Homes group – contracted to provide evaluation of project – it is a personal and prejudicial interest”. County Borough Councillor M.Griffiths left the chamber as soon as the Public Speaker, Mr.S.Cortney (Agent) was known to her.

3. 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.

4. MINUTES

RESOLVED – to approve as an accurate record the minutes of the meeting of the Development Control Committee held on the 14th May, 2015.

5. REQUEST FOR SITE INSPECTION

RESOLVED – to defer Application No.13/0663 – Installation of 3 wind turbines and construction of associated infrastructure on upland. The maximum height to blade tip of each turbine will be 146.5m above existing ground level. Infrastructure associated with the wind turbines includes: 1. Onsite access tracks, laybys and turning areas, with ditch culverts where required; 2. Permitted crane hardstanding areas and external switchgear buildings for each turbine; 3. Substation; 4. Underground onsite electrical cabling; 5. Creation of two temporary construction compounds and laydown areas (Environmental Statement Addendum received 9th December, 2014), Craig Yr Aber, land to the North East of Forch-Orky, Trecorcy – for a site inspection to be undertaken by the Committee for the substantial reason, to consider the impact of the construction traffic on highways in the surrounding area in particular the ward of Ferndale.

(Note: in view of the above decision, the Chairman 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).

6. **SITE INSPECTION – APPLICATION NO.15/0125 – ERECTION OF THREE GARAGES – LAND ADJACENT TO JAMES STREET, CWMDARE, ABERDARE**

In accordance with Minute No.200(2) (Development Control Committee, 14th May, 2015), a site inspection had taken place on 29th May, 2015 to consider the access and highway impact on the surrounding area. The Committee considered the report back on the site inspection and details of the application were set out in Appendix 1 to the report.

Following consideration of the application, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to an additional condition restricting the use of roller shutter doors on the garages as these were not in keeping with the surrounding area.

7. **SITE INSPECTION – INVOLVING A PUBLIC SPEAKER**

Application No.15/0213 – Residential Development (8 no. units), new access and associated works – Former Garth Hall, Catherine Crescent, Cymmer, Porth/

In accordance with Minute No.200(1) (Development Control Committee, 14th May, 2015), a site inspection had taken place on 29th May, 2015 to consider the highway implications of the proposed development. Details of the application were set out in Appendix 1 to the report.

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

Following consideration of the application, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning subject to the applicant first entering into a Section 106 Agreement to secure the development as affordable housing in perpetuity.

Note: Having declared a personal and prejudicial interest (as soon as the Speaker was known) in the above-mentioned application (Minute No.2(3) refers, County Borough Councillor M.Griffiths left the meeting during consideration of the proposal.

8. **APPLICATIONS RECOMMENDED FOR APPROVAL**

In his report, the Service Director, Planning set out details of applications recommended for approval and following consideration of the applications, it was **RESOLVED** – to approve the under-mentioned applications in accordance with the recommendations of the Service Director, Planning:-

- (1) **13/00062** – The development of a listed building into 5 residential dwellings, Heol ty Aberaman, Aberaman, Aberdare.
- (2) **14/0466** – Solar photovoltaic farm, 6 inverter cabins, cabling linking the arrays to the substation (on the adjacent wind farm site) and the extension of the wind farm access track to the proposed solar farm, land to the East of Mynydd Bwllfa Wind Farm, Aberdare; subject to the applicant first entering into a Section 106 Agreement to secure Habit Management for the lifetime of the Solar Farm.

Note: Having previously declared a personal and prejudicial interest in Application No.13/0062 (Minute No.2(2) refers, County Borough Councillor P.Wasley left the meeting during consideration of the proposal.

9. **DEFERRED APPLICATION**

Application No.14/1702 – Change of use to an 8 bedroom student house in multiple occupation – 29 Llantwit Road, Treforest, Pontypridd

With reference to Minute No.205(3) (Development Control Committee, 15th May, 2015) when the Committee resolved to defer determination of the above-mentioned application to enable further discussion to take place with the applicant regarding the number of proposed bedrooms and parking issues.

The Service Director, Planning reported that following contact with the applicant, who has confirmed in a letter dated 22nd May, 2015 that he wishes the application to be considered on the basis of it seeking consent for an 8 bedroom house in multiple occupation as originally submitted and as shown in Appendix A to the report.

Following consideration of the application, it was **RESOLVED** that as Members were minded to refuse the application contrary to the Officer's recommendation because they considered:

- it was overdevelopment of the property;
- the proposed development would have a detrimental impact on parking and amenity

the matter be deferred to the next appropriate meeting of the Development Control Committee for a report from the Service Director, Planning if

necessary in consultation with the Director, Legal & Democratic Services, upon the strengths and weaknesses of taking a decision contrary to recommendation, prior to determining the matter.

10. INFORMATION REPORT

In his report, the Service Director, Planning set out details of Planning and Enforcement Appeals Decisions Received, Delegated Decisions (Approvals and Refusals with reasons) and an Overview of Enforcement Cases for the period 1st May, 2015 – 5th May, 2015 and it was **RESOLVED** – to note the report.

**G.STACEY
CHAIRMAN**

The meeting closed at 5.25 p.m.

These minutes are subject to approval at the next appropriate meeting