

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, 19 November 2015 at 5 p.m.

PRESENT

County Borough Councillor G.Stacey – in the Chair

County Borough Councillors

J.Bonetto	S.Rees	P.Wasley
M.Griffiths	(Mrs) A.Roberts	M.J.Watts
P.Jarman	G.Smith	E.Webster
(Mrs) S.J.Jones	G.P.Thomas	
C.J.Middle	(Mrs) J.S.Ward	

Non-Committee Member in Attendance:

County Borough Councillor J. Elliott

Officers in Attendance

Mr S. Gale – Service Director, Planning
Mr D.J.Bailey - Development Control Manager
Mr C.Jones – Development Control Manager
Mrs L. Coughlan – Solicitor
Mr S. Zeinalli - Highways Development & Adoptions Manager

105 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors L.M. Adams, (Mrs) L. De Vet, R. Lewis and S. Powderhill.

106 DECLARATION OF INTEREST

County Borough Councillor P.Jarman declared a personal interest in Application No.15/1049 – Retention of balcony, pagoda and decking, glass canopy over doors as indicated on submitted plans (re-sbmission of 15/0604/10) – Ffynnon-y-Gog Farm, Cefnpenner, Mountain Ash – stating “I know the applicant”.

107 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.

108 REQUESTS FOR SITE INSPECTIONS

There were no requests for site inspections in respect of matters pertaining to the agenda.

REPORTS OF THE SERVICE DIRECTOR, PLANNING

109 APPLICATIONS RECOMMENDED FOR APPROVAL

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

In respect of Application No.15/1225 – First floor rear extension – 33 Gwawr Street, Aberaman, Aberdare – the Development Control Manager reported orally on the contents of a “late” communication received from Non-Committee/Local Member - County Borough Councillor S.Evans – outlining her views on the proposal and expressing concerns about windows in the rear extension overlooking the neighbouring property. In response, the Development Control Manager informed the Committee that the bathroom window would be fitted with obscure glass and there would be no loss of privacy to neighbouring residents.

Following consideration of the report, it was **RESOLVED** to approve the under-mentioned applications in accordance with the recommendations of the Service Director, Planning:

15/0829 – Erection of detached two storey three bedroom dwelling including new driveway, hard standings, drainage works and boundary walls (amended plans received 06/10/15, alteration to parking, circulation and design of dwelling) – Land at Awelon, Heol Y Parc, Efail Isaf, Pontypridd

15/0971 – Conversion of Existing Two Storey Retail Premises (A1) to Retail Premises (A1) and 4 Flats including New Shop Front and External Alterations (amended plans received 03/09/15) – 4 Dunraven Street, Tonypandy

15/0988 – Erection of a 4 bed dwelling and double garage – Former Legion Site adjacent to 40 Eleanor Street, Tonypandy

15/1225 – First floor rear extension – 33 Gwawr Street, Aberaman, Aberdare

110 APPLICATION RECOMMENDED FOR REFUSAL

In his report, the Service Director, Planning set out details of Application No.15/0902 – Demolition of former barns/workshops to form site for the erection of two detached dwellings using the existing access with small modifications to entrance – Cwm Hyfryd, Hill Street, Hendreforgan, Gilfach Goch – which was recommended for refusal for the reasons stated.

Following consideration of the report, it was **RESOLVED** that as Members were minded to approve the application contrary to the recommendation of the Service Director, Planning because they considered the proposed development would not be detrimental to highway and pedestrian safety, the current use of the site as a timber fabricators and storage area generated more traffic movements than the proposed development and the removal of the former barns/workshop, which were an eye-sore, would be beneficial to the residents of the adjoining street, 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.

DEFERRED APPLICATIONS

111 APPLICATION NO.13/0633 – 7 NO. TWO BEDROOM SELF CONTAINED APARTMENTS TOGETHER WITH EXTERNAL WORKS – FORMER POLICE STATION BETWEEN 9 & 13 CARDIFF ROAD, TAFFS WELL

In his report, the Service Director, Planning reported that the above-mentioned application was originally reported to the Development Control Committee on 5 December 2013 (Minute No.142(2) refers) when it was approved subject to the applicant entering into a Section 106 agreement to secure:

1. A Transport Tariff contribution of £15,792 in accordance with the Supplementary Planning Guidance
2. Provision of 1 affordable housing unit on the site made available for sale as Low Cost Home Ownership
3. The applicant undertaking to pay all reasonable costs associated with the preparation of the legal agreement.

Members were advised that owing to the introduction of the Community Infrastructure Levy (CIL) on 31st December 2014, a Section 106 Agreement could no longer constitute a reason for granting planning

permission to the extent that the obligation provided funding for infrastructure which would be funded by CIL. The CIL charge for the proposed development would be expected to be £40,879.67 and in light of this charge, it would now be inappropriate to pursue the previous Transport Tariff contribution requested.

The Service Director, Planning also advised Members on the outcome of discussions held with the Council's Housing Strategy Officer regarding the applicant being required to provide an affordable housing unit.

Following consideration of the report, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to:

- (1) the conditions listed in Appendix A to the report subject to the Service Director, Planning being authorised to expand Condition No.5 to include measures to prevent construction traffic using the rear lane access off Anchor Street;
- (2) the applicant first entering into a Section 106 agreement to secure:
 1. Provision of 1 affordable housing unit to be made available for sale as Low Cost Home Ownership to be provided either off-site through the part exchange scheme or via on-site provision; and
 2. That the applicant undertakes to pay all reasonable costs associated with the preparation of the legal agreement.

112 APPLICATION NO.15/1049 – RETENTION OF BALCONY, PAGODA AND DECKING, GLASS CANOPY OVER DOORS AS INDICATED ON SUBMITTED PLANS (RESUBMISSION OF 15/0604/10) – FFYNNON-Y-GOG FARM, CEFNPENAR, MOUNTAIN ASH

Pursuant to Minute No.266(2) (Development Control Committee, 5 November 2015) when Members were minded to approve the above-mentioned application contrary to the recommendation of the Service Director, Planning because they considered there was no significant impact upon the surrounding area or neighbouring properties, the Service Director, Planning presented his views on the matter.

Non-Committee/Local Member – County Borough Councillor J.Elliott – spoke in support of the application.

Following a discussion, it was **RESOLVED** contrary to the recommendation of the Service Director, Planning to approve the application for the reason stated above subject to the following condition:

1. Details of the design and position of the proposed glass door canopy shall be submitted to and agreed in writing by the Local Planning Authority, prior to its erection.

Reason: In the Interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

113 INFORMATION REPORT

In his report, the Service Director, Planning provided details of planning and enforcement appeals decisions received, delegated decisions (approvals and refusals with reasons), an overview of enforcement cases and enforcement delegated decisions during the period 22 October – 6 November 20156 and it was **RESOLVED** to note the report.

**G.STACEY
CHAIRMAN**

The meeting terminated at 5.35 p.m.