

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, 4 February 2016 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	C.J.Middle	(Mrs) J.S. Ward
(Mrs) L. De Vet	S.Powderhill	P. Wasley
M. Griffiths	S.Rees	M.J. Watts
P.Jarman	(Mrs) A. Roberts	E. Webster
(Mrs) S.J. Jones	G. Smith	

Non-Committee Members in Attendance:

County Borough Councillors D.R. Bevan and S. Carter

Officers in Attendance:

Mr. S. Gale – Service Director, Planning
Mr. D.J. Bailey – Development Control Manager
Mr. S. Humphreys – Head of Legal - Planning & Environment
Mr. A. Rees – Senior Engineer

157 DECLARATIONS OF INTERESTS

There were no declarations of interests in matters pertaining to the agenda.

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 REQUESTS FOR SITE INSPECTIONS

RESOLVED –

(1) To defer Application No. **15/1159** – Rear extension to ground floor – 2 Oxford Street, Treforest, Pontypridd – for a site inspection to be undertaken by the Development Control Committee for the substantial

reason, to consider highways issues and the impact of the development on the surrounding area.

- (2) To defer Application No. **15/1170** – Change of use from existing Public House and bedrooms to 6 no. self contained flats – The Morning Star Public House, 59 Llantrisant Road, Graig, Pontypridd – for a site inspection to be undertaken by the Development Control Committee for the substantial reason, to consider highways issues and the impact of the proposal on the amenity of the area.

160 APPLICATIONS RECOMMENDED FOR APPROVAL

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

Non-Committee/Local Member – County Borough Councillor S. Carter addressed the Committee in support of application no.15/1637 – The remodelling and refurbishment of the interior and exterior of Pontypridd YMCA which will also include a new build element to the rear of the site – Pontypridd YMCA, Crossbrook Street, Pontypridd.

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

- (1) To approve Application No.**15/1055** – Conversion of former Town Hall, Snooker Club and Nigh Club into 18 no. residential units and 5 no. Retail Units (amended plans received 30/09/15, amended description received 05/10/15, additional information received 21/12/15) – Old Town Hall, 15 De Winton Street, Tonypany – in accordance with the recommendation of the Service Director, Planning subject to:
 - (a) An additional condition being imposed to ensure that the developer provides details of delivery arrangements prior to work commencing on site; and
 - (b) The developer first entering into a Section 106 agreement to provide a commuted sum equal to 30% of the market value for two of the one bed apartments.
- (2) To approve Application No.**15/1453** – Extension of the Treherbert Waste Recycling Centre to accommodate a trade waste recycling area – Treherbert Recycling Centre, Treherbert Industrial Estate, Treherbert – in accordance with the recommendation of the Service Director, Planning.
- (3) To approve Application No.15/1637 – The remodelling and refurbishment of the interior and exterior of Pontypridd YMCA which will also include a new build element to the rear of the site – Pontypridd YMCA, Crossbrook Street, Pontypridd – in accordance with the recommendation of the Service Director, Planning subject to the re-wording of Condition No.2 to include the provision of a maintenance schedule.

161 APPLICATION RECOMMENDED FOR REFUSAL

Application No.15/1319 – Residential Development including roundabout access and associated works (Outline) – Land off Trebanog Road, Trebanog, Porth

RESOLVED to note that the above-mentioned application had been withdrawn by the applicant.

162 INFORMATION REPORT

In his report, the Service Director, Planning set out details of Delegated Decisions (Permissions and Refusals, with reasons) for the period 11 January – 22 January 2016 and it was **RESOLVED** to note the information.

**G.STACEY
CHAIRMAN**

The meeting terminated at 5.50 p.m.