

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting of the Development Control Committee held at the County Borough Council Offices, The Pavilions, Clydach Vale on Thursday, 3 March 2016 at 5.00 p.m.

PRESENT

County Borough Councillor G. Stacey – in the Chair

County Borough Councillors

L.M.Adams	C.J.Middle
J.Bonetto	G.Smith
M.Griffiths	G.P.Thomas
P.Jarman	P.Wasley
(Mrs) S.J.Jones	E.Webster

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 S. Zeinalli - Highways Development & Adoptions Manager

172 APOLOGIES FOR ABSENCE

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

173 DECLARATIONS OF INTERESTS

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

174 HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS

RESOLVED to note that when Committee 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 materials 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.

175 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 4 February 2016.

REPORTS OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES

176 SITE INSPECTIONS

(1) 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

Pursuant to Minute No.159(2) (Development Control Committee, 4 February 2016), the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken on 17 February 2016 to consider highways issues and the impact of the above-mentioned proposal on the amenity of the area.

The Development Control Manager reported orally at the meeting that following the site inspection, it had been established that the applicant did not own all of the land indicated in his application. Whilst the applicant had amended his plans to indicate the extent of the application site, he had not yet updated his layout plans for consideration. Accordingly, the Committee was asked to consider deferring the application pending receipt of updated plans.

It was **RESOLVED** to defer the application to receive updated plans from the applicant.

(2) Application No.15/1159 – Rear Extension to Ground Floor – 2 Oxford Street, Treforest, Pontypridd

Pursuant to Minute No.159(1) (Development Control Committee, 4 February 2016), the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken on 17 February 2016 to consider highway issues and the impact of the proposed development on the surrounding area.

The Development Control Manager reported orally on the contents of a “late” email received from County Borough Councillor S.Powderhill outlining his comments on the application.

Following a discussion, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to an additional condition being imposed restricting the use of the property to Class C3 only.

REPORTS OF THE SERVICE DIRECTOR, PLANNING

177 APPLICATIONS RECOMMENDED FOR APPROVAL

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

15/0379 – Residential development for 9 dwellings (amended plans and description received 18/01/2016) – Former Robins Yard, off Cardiff Road, Newtown, Mountain Ash

15/1572 – Details relating to access, appearance, landscaping, layout and scale of planning permission 13/0364/16 (18 no. flats) – Former Little Theatre, Depot Road, Gadlys, Aberdare

15/1644 – Proposed erection of a four bedroom detached house – Land to the rear of Nos. 19-32 Railway Terrace, Cwmparc

178 DEFERRED APPLICATION

Application No.15/0777 – Solar Photovoltaic Park, Ancillary Development and Ecological Enhancements – Berthllwyd Farm, Maendy Road, Penycoedcae, Pontypridd

Pursuant to Minute No.148(2) (Development Control Committee, 21 January 2016) when Members were minded to approve the above-mentioned application contrary to Officer recommendation because they considered the proposed development would not change the character or appearance of the area and it would not have a significantly detrimental effect on the site of the Scheduled Ancient Monument; also, that the applicant be required to erect a sign/plaque providing information on the monument as there are none at present, the Service Director, Planning, in his report, presented his views on the matter. He informed Members that if they were still minded to approve the application contrary to his recommendation, the suggested conditions listed in his report should be considered.

The Development Control Manager reported orally that CADW had recently re-affirmed its objection to the application as they remained of the view that despite the applicant's amended plans, there would be a high adverse impact on the Ancient Scheduled Monument.

The Development Control Manager also reported orally that if Members were minded to approve the application, it was now suggested that a condition be imposed requiring the applicant to erect a sign/plaque providing information on the Ancient Monument as opposed to the applicant entering into a Section 106, as originally suggested in the report.

Following consideration of the matter, it was **RESOLVED** contrary to the recommendation of the Service Director, Planning for the reasons outlined above, to approve the application subject to the 18 conditions listed in the report and an additional condition requiring the provision of a sign/plaque providing information on the Penycoedcae Roman Marching Camp Scheduled Ancient Monument in place of the requirement to enter into a Section 106 agreement.

(Note: County Borough Councillor G.P.Thomas wished to have recorded that as he arrived at the meeting during consideration of the above-mentioned matter he took no part in the item).

179 INFORMATION REPORT

In his report, the Service Director, Planning set out details of Delegated Decisions (Approvals and Refusals with reasons) for the period 8 – 19 February 2016 and it was **RESOLVED** to note the information.

180 CHAIRMAN'S ANNOUNCEMENT

The Chairman informed Members of a request to change the start time of the next scheduled meeting of the Committee on 17 March 2016 as a large public event was taking place at the Clydach Vale site around the same time.

Following consideration of this request, Members **RESOLVED** to agree to change the start time of the next meeting from 5 p.m. to 4 p.m.

**G.STACEY
CHAIRMAN**

The meeting terminated at 5.25 p.m.