

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, 15th September 2016 at 5.00 p.m.

PRESENT

County Borough Councillor G. Stacey – in the Chair

County Borough Councillors

L.M. Adams	C.J. Middle	(Mrs) J.S. Ward
(Mrs) L. De Vet	S.G. Powderhill	P Wasley
M. Griffiths	(Mrs) A. Roberts	E. Webster
P. Jarman	G. Smith	
(Mrs) S.J. Jones	G.P. Thomas	

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 Services Manager
Mr. C. Jones – Development Services Manager
Mrs. L. Coughlan – Solicitor
Mr. S. Zeinalli – Highways Development & Adoptions Manager

41 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors J. Bonetto, R. Lewis, S. Rees and M.J. Watts.

42 DECLARATION OF INTEREST

In accordance with the Code of Conduct, County Borough Councillor P. Wasley declared a personal interest in Application No.16/0402 – Proposed change of use from public convenience to shop with associated external alterations. Proposed opening hours to be: 08:00 to 18:00 Monday – Saturday and 09:00 to 18:00 Sundays (amended description received 13th June 2016) (amended description received 4th July 2016) – Former Ladies WC, Hendrecafn Road, Penygraig, Tonypany – “I know an objector”.

43 HUMAN RIGHTS ACT AND DEVELOPMENT CONTROL MATTERS

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

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.

44 WELLBING OF FUTURE GENERATIONS (WALES) ACT 2015

RESOLVED to note that the Wellbeing of Future Generations (Wales) Act 2015, imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

45 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 18th August 2016.

46 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.

47 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No.16/0402 – Proposed change of use from public convenience to shop with associated external alterations. Proposed opening hours to be 08:00 to 18:00 Monday – Saturday and 09:00 to 18:00 Sundays (amended description received 13th June 2016) (amended description received 4th July 2016) – Former Ladies WC, Hendrecafn Road, Penygraig, Tonypany

In accordance with adopted procedures, the Committee received Mr. A.K. Jayal (Applicant), who was afforded five minutes to address Members on the application. It was noted that an objector, Mr. E. Morse, who had requested to address the Committee, was not present to do so.

The Committee considered the proposal and it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

(2) Application No.16/0657 – Proposed construction of an Access for All footbridge incorporating lifts. Removal of the existing stepped footbridge, Taffs Well Railway Station, Cardiff Road, Taffs Well

In accordance with adopted procedures, the Committee received Ms. H. Hodgson (Applicant) and Ms. J. Cox (Objector), each being afforded five minutes to address the Committee on the application. The Applicant exercised the right to respond to the objector's comments.

The Development Services Manager outlined the proposal and following lengthy consideration of the matter, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to Condition No.3 being amended to include the need for the developer to liaise with the public prior to any development commencing at the site.

(**Note:** County Borough Councillor P. Jarman left the meeting at this point in the proceedings (5.50 p.m.).

48 APPLICATIONS RECOMMENDED FOR APPROVAL

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

Non-Committee/Local Member – County Borough Councillor J. Elliott – addressed the Committee on Application No.16/0419 – Refurbishment of public house for provision of two additional flats (re-submission) – Royal Oak Inn, Morgan Row, Cwmbach, Aberdare – expressing his objection to the development owing to its unacceptable impact on the locality.

Following consideration of the report, it was **RESOLVED** –

- (1) To approve Application No.**16/0269** – Conversion of single residential unit to 2 no. two bedroom flats and 4 no. one bedroom flats including dormer window and external alterations. Provision of 6 no. parking bays (amended plans received 6th June 2016) – Valley View Manor, Graig Avenue, Graig, Pontypridd – in accordance with the recommendation of the Service Director, Planning.
- (2) That as Members were minded to refuse Application No.**16/0419** – Refurbishment of public house for provision of two additional flats (re-submission) – Royal Oak Inn, Morgan Row, Cwmbach, Aberdare – contrary to the recommendation of the Service Director, Planning because they considered the development had a detrimental impact on the street scene, 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.
- (3) To approve Application No.**16/0737** – The retention of the ground floor retail unit and the conversion of the 2 upper floors of the building to form 6 no. units of residential accommodation (C3) and associated works at 54-55 Taff Street (amended location 21/07/16) – Formerly Phase 54-55 Taff Street, Pontypridd – in accordance with the recommendation of the Service Director, Planning subject to the following additional condition being imposed:

“Prior to commencement of development, details of any communal areas; including drying areas and bin storage, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and these areas retained as such thereafter.

Reason: In the interests of residential amenity of future occupiers, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.”

- (4) To approve Application No. **16/0778** – Development of an unheated indoor 3G sports pitch with a two storey front of house wrapping around accommodating clean changing rooms for the pitch, muddy changing rooms for the external pitches, treatment rooms, a strength and conditioning room, staff offices, 3 large classrooms, teaching/observation seating as well as the necessary ancillary spaces. An existing changing room pavilion will be demolished and in its place extra car parking spaces will be provided made to match existing and a larger pedestrian route. A new car park will be proposed at the lower site facilitating coach/mini bus drop off, additional parking, vehicular road access to the proposed new academic building and a safe pedestrian route to connect the lower car park to the Sport Centre which will act as the main reception – University of South Wales Sports Park, Main Avenue, Treforest Industrial Estate, Pontypridd – in accordance with the recommendation of the Service Director, Planning subject to:

- The recommended conditions set out in the report.
- The Service Director, Planning being authorised to add, amend or vary any condition before the issuing of the planning permission, providing such changes do not affect the nature of the development or permission;
- The applicant and any other interested parties first entering into a planning obligation under Section 106 to make a highways contribution of £75,000 towards the design, consultation and implementation of a pedestrian and cycle crossing at Main Avenue in close proximity to the development site.
- The Service Director, Planning be authorised to enter into further discussion with the applicant (and/or their agents/representatives) in order to secure proposals to establish that risks and consequences of flooding can be properly managed in accordance with TAN15, providing such proposals and mitigation do not affect the nature of the development or permission. If the proposals and level of required mitigation provision identified above have not been agreed, that a further report on the application be brought back to a future meeting of this Committee confirming the outcome of those further discussions.

DEFERRED APPLICATION

49 APPLICATION NO.16/0625 – VARIATION OF CONDITION 2 OF PREVIOUSLY APPROVED PLANNING APPLICATION 14/1459/10 – TO RETAIN EXTERNAL STAIRCASE TO REAR OF PROPERTY AND FRONT ACCESS AS CONSTRUCTED – 61 MONK STREET, ABERDARE

Pursuant to Minute No.29 (Development Control Committee, 4th August 2016) when Members were minded to refuse the above-mentioned application contrary to the Officer's recommendation because they considered the steps as constructed did have an unacceptable and overbearing impact to the detriment of the residential amenity of the neighbouring property, the Service Director, Planning, in his report, presented his views on the reasons put forward for refusal.

The Service Director, Planning reported that if, after considering his report, Members were still minded to refuse the application, the reason suggested in his report reflected their views.

Following consideration of the matter, it was **RESOLVED** contrary to the recommendation of the Service Director, Planning, to refuse the application for the following reason:

1. The steps and screen, as constructed, by reason of their height represent an undesirable and un-neighbourly form of development, detrimental to the amenities of occupiers of the adjoining residential property, particularly by reason of overbearing impact. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

50 INFOMATION REPORT

In his report, the Service Director, Planning provided Members with details of Planning and Enforcement Appeals Decisions received, Delegated Decisions (Approvals and Refusals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 8th August – 2nd September 2016 and it was **RESOLVED** to not the information.

51 CHAIRMAN'S CLOSING REMARKS

Before closing the meeting, the Chairman informed the Committee that this would be the last meeting that Zelda Maisey – Principal Officer, Committee Services – would attend owing to her forthcoming retirement. On behalf of the Committee, the Chairman thanked Zelda for all the support and assistance she has provided to elected Members and Officers over the many years she has worked in Committee/Member Services and wished her a long and happy retirement.

**G. STACEY
CHAIRMAN**

The meeting terminated at 6.15 p.m.