

**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<sup>rd</sup> November 2016 at 5.00 p.m.

**PRESENT**

County Borough Councillor M.Griffiths – in the Chair

**County Borough Councillors**

L.M. Adams	S. Powderhill	(Mrs) J.S. Ward	E.Webster
J. Bonetto	G. Smith	P. Wasley	
C. Middle	G.Thomas	M.J. Watts	

**Non-Committee Members in attendance**

County Borough Councillors  
K.Morgan and D.H.Williams

**Officers in Attendance**

Mr. S. Gale – Service Director, Planning  
Mr. S. Humphreys – Head of Legal, Planning & Environment  
Mr. C. Jones – Development Service Manager  
Mr. S. Zeinali – Highways Development & Adoptions Manager  
Mr. D.Hart – Senior Environmental Health Officer

**70 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors G. Stacey, S.Rees, (Mrs) S.Jones, (Mrs) L.De.Vet, P.Jarman, (Mrs) A. Roberts

**71 DECLARATION OF INTEREST**

The following declarations of personal interest were declared in the matter pertaining to the agenda

- (1) County Borough Councillor M.J.Watts in respect Application No 16/0853/10 Conversion of Former Licensed Premises into 9 Flats Re –Submission of 15/1288/10 Ystrad Road. – “I know the applicant and will not take part in the vote”.
- (2) County Borough Councillor P.Wasley in respect of Application No: 16/0877 – Proposed change of use from A1 TO A3 hot food take away and installation of an extra ventilation flue to rear Williams , 57 Tylacelyn Road, Penygraig, Tonypandy - “I know one of the public speakers”

**72 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.

**73 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.

**74 MINUTES**

**RESOLVED** to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on the 6<sup>th</sup> October 2016.

**75 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.

**76 SITE INSPECTION INVOLVING PUBLIC SPEAKERS**

**Application No; 16/0603/10- The proposed development is a gas fuelled power plant which may include an element of energy storage to be located on land within the Hirwaun Industrial Estate - Unit O, Hirwaun House Walters Group, Hirwaun Estate, Aberdare, CF44 9UL.**

In accordance with Minute No.58 (Development Control Committee, 6<sup>th</sup> October, 2016), a site inspection had taken place on 18th October, 2016 to consider the cumulative effect of the proposed development. Details of the application were set out in the report.

In accordance with adopted procedures, the Committee received the following public speakers, each being afforded five minutes to present their views on the above mentioned application:

- Mr David Kenyon (Agent)
- Mr David West (Objector )
- Mrs M Wakefield (Objector)

The Agent exercised the right to respond to the objector's comments.

Non – Committee Member – County Borough Councillor K.Morgan spoke on the application and put forward her objections to the proposed development.

Following lengthy consideration of the matter, it was **RESOLVED** – that as Members were minded to refuse the application contrary to the recommendation of the Service Director, Planning because they considered the cumulative effect of the proposal with other developments in the area the operating hours and the noise generated by the proposal would have an

adverse impact on the residential 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 recommendations, prior to determining the matter.

**77. APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS**

**(1) Application No: 16/0496 – Demolition of existing double garage and construction of new double garage in its place (Amended plans received 25/08/16), 2 Woodside Bungalows, John Street, Mountain Ash.**

The Development Service Manager Reported orally on the content of late correspondence received from Community Members of Newton Mountain Ash rescinding their opposition on provision that any and all planning restrictions are strictly adhered to.

In accordance with the adopted procedures, the Chair offered Mr S. Williamson (Applicant) the right to address the Members on the above mentioned application however after hearing the content of the late letter he declined the offer.

Following Consideration of the application it was **RESOLVED** to approve the application in accordance with the recommendations of the Service, Director Planning.

**(2) Application No: 16/0877 – Proposed change of use from A1 to A3 hot food take away and installation of an extract ventilation flue to rear , Williams, 57 Tylacelyn Road, Penygraig, Tonypandy**

In accordance with adopted procedures, the Committee received the following speakers, each being afforded five minutes to present their views on the above –mentioned application: Mr Paul Parsons (Agent) and Mrs Audrey Boyce (Objector)

The agent exercised the right to respond to the objector’s comments

The Development Service Manager reported on the content of “late” correspondence received from Mrs Boyce of Gags and Guise Penygraig Road putting forward concerns.

Following lengthy consideration Members **RESOLVED** to refuse the application contrary to the recommendation of the Service Director Planning as they were of the view that it amounted to an over saturation of A3 usage in the town and Penygraig and the development would have an adverse effect on highways safety the matter be deferred to the next appropriate meeting of the Development Control Committee for a report from the Service Director Planning if necessary with the Director, Legal & Democratic Services upon strengths and Weaknesses of taking a decision Contrary to recommendations, prior to determining the matter.

**78. REQUEST FOR SITE INSPECTION IN RELATION TO APPLICATION LISTED ON THE AGENDA**

**To consider the request for a site visit in respect of Application No. 15/0666/10: Western extension to existing quarry to include the phased extraction of an additional 10 million tonnes of pennant sandstone, construction of screening bunds, associated works and operations and consolidation of all previous mineral planning permissions at Craig Yr Hesg Quarry, including an extension of the end date for quarrying and overall restoration scheme (additional information submitted “Wellbeing and Environmental Health Issues” report)**

Non-Committee / Local Member – County Borough Councillor D. Williams addressed the Committee in respect of the application.

The Service Director Planning outline the request for a site visit to member of the Development Control Committee and after consideration it was **RESOLVED** to approve the request for a site visit. It was agreed that due to accessibility issues and the health and safety precautions that will need to be taken the Committee would be represented at the site by a small group of Members comprising of the County Borough Councillors M.Adams, P.Wasley, E, Webster, C.Middle, S.Powderhill, G.Thomas, M.Griffiths and G.Stacey.

#### **79. APPLIATIONS RECOMMENDED FOR APPROVAL**

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

The Development Service Manager informed the Committee in relation to Application No: 16/0205/13 -16 Willow Close, Beddau, and Pontypridd that the Coal Authority had no objections to the proposal.

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) **16/0205** – Proposed a new detached two storey, three bedroom house with a single garage and required parking etc, to be built next door and on the plot of 16 Willow Close, Beddau Pontypridd.
- (2) **16/0319** – Outline application for rural enterprise dwelling with all matters reserved. (Amended site boundary received 12/09/16)

- (3) **16/0755**- New 3G Pitch plus additional car parking to the rear of the leisure centre, Waunrhydd Road, Tonyrefail Porth subject to additional condition;

“17. Prior to the first beneficial use of the 3G MUGA pitch hereby approved a scheme providing for improvements to the perimeter footpath around Tyn y Bryn Fields to cater for both pedestrians and cyclists shall be:

(a) Submitted to and approved in writing by the LPA

(b) The approved scheme shall be implemented.

Reasons in the interest of Highways and Pedestrian safety.

## **80. DEFERRED APPLICATIONS**

- (1) **APPLICATION No: 16/0419 – Refurbishment of Public House for Two Additional Flats (Re- Submission), Royal Oak Inn, Morgan Row, Cwmbach, Aberdare.**

Pursuant to Minute NO 48 (Development Control Committee, 15<sup>th</sup> September 2016) when members were minded to refuse the above –mentioned application contrary to the Officers recommendations because Members considered that the application had a significant detrimental impact upon the character and appearance of the surrounding street scene along Phillip Row.

The Development Service Manager Reported on the content of “late” correspondence received from Non – Committee / Local Member County Borough Councillor J. Elliott objecting against the application.

The Service Director Planning reported that if, after considering of his Report Members were still minded to refuse the application, the reasons suggested in his report reflect their view.

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 extension, by virtue of its siting, design and scale, is an inappropriate and unsympathetic addition that fails to complement or enhance the form and general character of the host property resulting in an alien feature that has a significant adverse impact upon character and appearance of the street scene along Phillip Row. As such the development is considered contrary to Policies AW5 and AW6 of the Rhondda, Cynon, Taf Local Development Plan.

**(2) APPLICATION NO: 16/0853 - Conversion of Former Licensed Premises into 9 Flats – (Re-Submission of 15/1288/10), 50 Ystrad Road , Pentre**

In accordance with Minute No: 59 (3) (Development Control Committee 6<sup>th</sup> October 2016, Members deferred determination to enable a further period of public consultation to take place. The Development Service, Manager reported on the content of late correspondence received from Non – Committee Local Members County Borough Councillor S.Rees – Owen and M. Weaver putting their objections forward.

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 make a financial contribution in the sum of £5000 towards improving a bus stop in the vicinity of the site which would be used by residents of the proposed development.

**81. 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 for the period 10/10/2016 and 21/10/2016 and it was **RESOLVED** to not the information.

**M.GRIFFITHS  
CHAIRMAN**

The meeting terminated at 19.10 p.m.