

**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, 17<sup>th</sup> November 2016 at 5.00 p.m.

**PRESENT**

County Borough Councillor G. Stacey – in the Chair

**County Borough Councillors**

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

**Non-Committee Members in attendance**

County Borough Councillor P. Baccara

**Officers in Attendance**

Mr. S. Gale – Service Director, Planning

Mr. S. Humphreys – Head of Legal, Planning & Environment

Mr. J. Bailey – Development Service Manager

Mr. S. Zeinali – Highways Development & Adoptions Manager

**70 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors (Mrs) L. De. Vet and M.J.Watts.

## 71 **DECLARATION OF INTEREST**

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

- (1) In accordance with the Code of Conduct, County Borough Councillor S. Rees declared a personal interest in Application No.16/0839 – Demolition of existing school building and the construction of 98 residential units and associated access engineering and landscaping works (including modified access to sports centre and Pupil Referral Unit ) at Former Aberdare High School, Aberdare, Aberdare High School, Cwmdare, Aberdare due to her husband having an allotment next to the proposed site.
- (2) In accordance with the Code of Conduct, County Borough Councillor S. Rees declared a personal interest which was also a prejudicial interest in Application No.16/0335 – Demolition of Former Public House and Construction of 18 Affordable Apartments (Amended plans and information received 22/08/2016), Hand and Squirrel Public House, 19 Ely Valley Road, Talbot Green, Pontyclun, as she knew one of the speakers personally and therefore would leave the meeting for the consideration of that matter.

## 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 WELLBEING 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 20<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. APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS**

**(1) Application No: 16/0839 – Demolition of existing school buildings and the construction of 98 residential units and associated access engineering and landscaping works (including modified access to sports centre and Pupil Referral Unit) at former Aberdare High School , Cwmdare Road , Aberdare.**

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

- Mr R Williams (Agent )
- Mr L Drew (Objector)

Mr R Williams (Agent) exercised the right to respond to the objectors

comments.

The Development Service Manager outlined the proposed application for approval.

Following a lengthy discussion it was **RESOLVED** to defer determination of the application to a future meeting of the Development Control Committee to enable negotiation to take place with the applicant in respect of the siting and design of Plot 11 to reduce its impact on the neighbouring property Whitehaven.

## **77 DEFERRED APPLICTIONS INVOLING PUBLIC SPEAKERS**

### **(1) Application No: 16/0335 – Demolition of Former Public House and Construction of 18 Affordable Apartments (Amended plans and information received 22/08/2016), Hand and Squirrel Public House , 19 Ely Valley Road, Talbot Green, Pontyclun.**

Pursuant to Minute No.66 (1) (Development Control Committee, 20<sup>th</sup> October 2016) when Members resolved to defer the above-mentioned application for a report on the extent of compliance with policies AW5, AW11 and SSA16. the Committee, in accordance with adopted procedures, received the following public speakers, each being afforded five minutes to present their views on the above application:

- Mr R Williams ( Agent)
- Mr D Sidoli ( Objector)
- Mr S Summerhayes (Objector)
- Mrs G Webber (Objector)
- Mrs M Westgate ( Objector)

Mr R Williams (Agent) exercised the right to respond to the objector's comments. Non – Committee Local Member County Borough Councillor P. Baccara spoke on the application and put forward his objections to the proposed development.

The Development Service Manager outlined the proposed application for approval

Following 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 proposal to be overbearing, overdeveloped and have insufficient parking facilities. 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 Director Legal & Democratic Services upon the strengths and weaknesses of taking a decision contrary to recommendations, prior to determining the matter.

(**Note:** Having earlier declared a personal and prejudicial interest in the above-mentioned application (Minute No. 71 refers), County Borough Councillor S. Rees left the meeting for this item).

#### **78. APPLICATIONS RECOMMENDED FOR APPROVAL**

**Application No: 16/0978 – Domestic Garage. Roma, 15 Maindy Grove, Ton Pentre, Pentre CF41 7EY.**

The Development Service Manager outlined the proposed application for Approval and recommended to Members that should they resolve to approve in accordance with officers recommendation that suggested Conditions 1 and 5 should be removed. Following consideration the Committee **RESOLVED** to approve the application subject to the removal of Condition 1 and Condition 5.

#### **79. INFORMATION REPORT**

In his report the Service Director, Planning provided Members with details of Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 24/10/16 and 04/11/2016 and it was **RESOLVED** to note the information

These minutes are subject to approval as an accurate record at the next meeting of the Development Control Committee

**G. Stacey**  
**CHAIRMAN**

The meeting terminated at 18:35 p.m.