

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, 5th January 2017 at 5.00 p.m.

PRESENT

County Borough Councillor G.Stacey – in the Chair

County Borough Councillors

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

Non-Committee Members in attendance

County Borough Councillors

R. Smith, S. Carter and G. Holmes

Officers in Attendance

Mr. S. Gale – Service Director, Planning

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

Mr. C. Jones – Development Service Manager

Mr . J. Bailey - Development Service Manager

Mr. S. Zeinali – Highways Development & Adoptions Manager

92 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors M. Griffiths, R. Lewis and (Mrs) L. De Vet

93 DECLARATION OF INTEREST

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

- (1) County Borough Councillor S. Powderhill declared a personal interest which was also a prejudicial interest in Application 16/0819 –Proposed residential development of 26 flats, car parking, landscaping and access (Amended plans received 12/10/16) Southgate Garage, Cross Inn Road, Llantrisant, Pontyclun, as he knew and had undertaken work for one of the speakers and therefore would leave the meeting for the consideration of the matter.
- (2) County Borough Councillor S.Powderhill declared a personal interest which was also a prejudicial interest in Application 16/0795 – Construction of affordable residential development for Newydd Housing Association, comprising 28 x 1 – bedroom apartments, 2 x 2 bedroom mobility bungalows, 12 x 2 bedroom terraced houses and 2 x 4 bedroom semi-detached houses with associated amenity areas and car parking, served by new adopted access road.(Revised plans and additional reports received 17/11/16) as he had previously worked with Newydd Housing and would address the Committee under 14(2) of the Code of Conduct and then leave the meeting for the consideration of the matter..
- (3) County Borough Councillor S.Rees declared a personal interest which was also prejudicial interest in Application 16/1231 – Construction of loft conversion including dormer window to rear roof slope and two “Velux” roof lights to the front elevation, 36 Gospel Hall Terrace, Gadlys, Aberdare. As the applicant is a friend and colleague and therefore would leave the meeting for the consideration of the matter
- (4) County Borough Councillor (Mrs) S. Jones declared a personal interest in Application 16/0819 – Proposed residential development of 26 flats, car parking, landscaping and access (amended plans received 12/10/16) Southgate Garage, Cross Inn Road, Llantrisant, Pontyclun as she knew one of the speakers..

94 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.

95 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.

96 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on the 17th November 2016 and the 1st December 2016, subject to it being noted that County Borough Councillor G. Thomas' name was omitted from the Minutes on the 1st December 2016, but was present at the Meeting.

97 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

98 REQUESTS FOR SITE INSPECTIONS

RESOLVED –

- (1) To defer Application No. **16/0819** – Proposed residential development of 26 flats, car parking, landscaping and access. (Amended plans received 12/10/16) Southgate Garage, Cross Inn Road, Llantrisant Pontyclun. 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.

99 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

Application No: 16/0743 – Three detached houses with garages and access, land between 25 – 36 Jestyn Street Porth.

In accordance with adopted procedures, the Committee received the following public speaker, who was afforded five minutes to address the Committee on the above application:

- Mr R. Hathaway (Agent)

It was noted that Mrs M Squires (Objector) who had requested to speak on the application was not present to do so.

The Development Service Manager outlined the proposed application for approval.

Following a lengthy discussion it was RESOLVED to approve the application in accordance with the recommendations of the Service Director Planning subject to the following alterations:

- (1) That the required geotechnical report/information be submitted and agreed before the permission is issued;
- (2) That as a consequence of i) above condition 5 is suitably redrafted to require the development to be carried out in accordance with the agreed geotechnical report/information only.

(**Note:** County Borough Councillor G. Smith wished to have recorded that he voted to refuse the application contrary to the Officer's recommendation).

100 Application No: 16/07/0793 – Demolition of existing buildings, and the construction of 10 no. affordable units and ancillary work, former St Luke's Church, St Luke's Rd Porth.

It was noted that the Agent, Mr, L. Morris who had requested to address the Committee was not present to do so.

The Development Service Manager outlined the application which was recommended by the Service Director Planning.

Members were informed of the contents of a "late" letter received from Mr P. Hickman of Llwyncelyn Park, Porth putting his concerns forward.

Following consideration of the matter, it was **RESOLVED** to approve the application in accordance with recommendations of the Service Director, Planning subject to a Section 106 Agreement to provide: -

- (1) A detailed Tree Management Plan to manage trees within the site in perpetuity.
- (2) The dwellings are to be affordable housing units in accordance a scheme to be agreed with the Council
- (3) A financial contribution of £3,500 for the implementation of a Traffic Regulation Order (double yellow lines) along St Luke's Road

(**Note:** Prior to consideration of this matter County Borough Councillor S. Powderhill declared a personal and prejudicial interest in this matter as he had previously worked with Newydd Housing and left the meeting for the duration of its consideration)

APPLICATIONS RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS

- 101 Application No. 15/0441 – Erection of Petrol Filling Station, Forecourt and canopy, convenience store with Subway and 2ATM's, 3 jet washes, 2 service bays, underground fuel tanks. Starbucks Drive Thru Coffee Shop, Mother Hubbard's Fish and Chip Shop, parking and landscaping. 24 Hours, Land at Heol Coleg, Parc Natgarw Cardiff.**

It was noted that the Agent Mr O. Deed who had requested to address the Committee was not present to do so.

The Development Service Manager report orally on the content of "late" correspondence received from Mr M Antoniw (Assembly Member for Pontypridd) objecting to the proposal.

Following consideration of the matter, it was **RESOLVED** to refuse the application in accordance with the recommendations of the Service Director, Planning.

102 SITE INSPECTION RECOMMENDED FOR APPROVAL

Application No. 16/0736 – Outline application (with all matters reserved) for 15 houses including access (Amended details and indicative plans received), land adjacent Pantygraigwen Road, Pontypridd.

In accordance with Minute No.86 (Development Control Committee, 1st December, 2016), a site inspection had taken place on 19th December, 2016 to consider the impact of the proposal on the surrounding area.

Members were informed of the contents of a "late" letter received from the Agent in support of the application.

Non-Committee Members – County Borough Councillors R.W. Smith and S. Carter spoke on the application and both put forward their concerns regarding the proposed development.

During consideration of the application Members raised the following concerns: -

- There should be no access over the existing path
- Whether the access road could be accommodated within the site boundary
- Whether all construction could take place within the application site

The Development Service Manager and Service Director Planning addressed Members concerns and suggested that they may wish to defer the matter to enable officers to discuss these concerns with the Applicant.

Following consideration of the matter, it was **RESOLVED** to defer the application in order to give officers the discuss the concerns of Members with the Applicant to see if they can be addressed.

103 APPLICATIONS RECOMMENDED FOR APPROVAL

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

The Development Control Manager reported of the contents of the “late” letters received in relation to application no.16/0795 - Construction of affordable residential development for Newydd Housing Association, comprising 28 x 1-bedroom apartments, 2 x 2-bedroom mobility bungalows, 12 x 2-bedroom terraced houses and 2 x 4-bedroom semi-detached houses, with associated amenity areas and car parking, served by a new adopted access road. (Revised plans and additional reports received 17/11/16), Gene Metals, Kingsland Terrace, Treforest, Pontypridd from;

- Mr B.Selby a resident of Treforest objecting to the proposal.
- South Wales Police putting forward their recommendations to the proposal.

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

- (1) To approve application No. 16/0795 - Construction of affordable residential development for Newydd Housing Association, comprising 28 x 1-bedroom apartments, 2 x 2-bedroom mobility bungalows, 12 x 2-bedroom terraced houses and 2 x 4-bedroom semi-detached houses, with associated amenity areas and car parking, served by a new adopted access road. (Revised plans and additional reports received 17/11/16), Gene Metals, Kingsland Terrace, Treforest, Pontypridd in accordance with the recommendation of the Service Director

Planning subject to the applicant first entering into a Section 106 Agreement to: -

- Restrict the whole site for affordable housing purposes.
- Provide the following highway mitigation measures:
 - £4,000 towards improving public transport infrastructure in the vicinity of the site to be utilised to improve the existing substandard bus stop at Princess Street by providing a new shelter to encourage the use of sustainable means of transport.
 - £5,000 in accordance with the Active Travel (Wales) Act 2013 towards the upgrade/replacement of access control barriers on NCN 4 (Taff Trail) and on local routes to Ynysangharad Park and south to link Treforest Industrial Estate and Church Village Community Route, which allow access for cyclists, wheel chair users, users with pushchairs etc.
 - £5,000 for the implementation of Traffic Regulation Orders required as a result of the development.
- Provide a play area and public open space financial contribution comprising £34,125 plus £6,522 maintenance, total = £40, 647
- Provide an Employment and Skills Plan.
- Provide a management plan in respect of the aftercare and management of the communal open space for the apartments and management of the reptiles and invertebrates mitigation area

(**Note:** County Borough Councillor S.Powderhill having declared a personal and prejudicial interest in respect of the above-mentioned application addressed the Committee in accordance with s.14(2) Code of Conduct and then left the meeting for its consideration).

- (2) To approve application No. 16/0844 – New B1, B2 and B8 Industrial Unit Llantrisant Business Park, Llantrisant, Pontyclun in accordance with the recommendation of the Service Director Planning.
- (3) To approve application No. 16/1036 – The erection of 6 dwellings, parking and access road, land adjacent to Cartref Bungalow, Hirwaun Road, Hirwaun, Aberdare in accordance with the recommendation of the Service Director Planning.
- (4) To approve application No. 16/1212 – Renovation works to beer garden. Works to include new bay windows, bi-fold doors and entrance pergola, The Old Mill Harvester Public House, Felindre Road, Llanharan, Bridgend in accordance with the recommendation of the Service Director Planning.
- (5) To Grant a Certificate of Lawfulness for application 16/1231 - Construction of loft conversion including dormer window to ear roof slope and two “Velux” roof lights to the front elevation, 36 Gospel Hall Terrace, Gadlys, Aberdare,

104 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 21st November – 16th December 2016 and it was **RESOLVED** to not the information.

**G. Stacey
CHAIRMAN**

The meeting terminated at 6.10pm