

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, 6th April 2017 at 5.00 p.m.

PRESENT

County Borough Councillor M. Griffiths – in the Chair

County Borough Councillors

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

Officers in Attendance

Mr. S. Gale – Service Director, Planning
Mr. S. Humphreys – Head of Legal Planning & Environment
Mr. D.J. Bailey – Development Services Manager
Mr. S. Zeinali – Highways Development & Adoptions Manager

158 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors R. Lewis, G. Stacey and G. P. Thomas.

159 DECLARATIONS OF INTERESTS

There were no personal interests declared in matters relating to the agenda.

160 HUMAN RIGHTS ACT 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 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.

161 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.

162 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 2nd March 2017 and 16th March 2017.

163 APPLICATIONS RECOMMENDED FOR APPROVAL

- (1) Application No 13/1361: Erection of four bungalows (Additional ecological information received 26/03/15 and 09/02/15 and amended plans received 08/06/16 showing revised site access, additional footway on Garth Wen, re-located turning head and reduced front patio area to plot 3), land adjacent to "Garth Wen", Garth Road, Trealaw.**

The Committee **RESOLVED** - to defer the application for a site inspection to be undertaken by the Development Control Committee for the substantial reason, to consider drainage, highways, structural issues and the impact of the development on the surrounding area.

- (2) Application No: 16/0538 - Proposed conversion of former club to 1 no. three bedroom house and 6 no. one bedroom units (revised description following amended plans), 10-12 Maddox Street, Clydach, Tonypany.**

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

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

164 DEFERRED APPLICATION

Application No: 16/1319 – Conversion to 8 flats and shop on ground floor, external parking, amenity areas and demolition of rear annexe, Central Hotel, Clydach Road, Tonypany.

Pursuant to Minute No.143 (Development Control Committee, 2ND March 2017) when Members were minded to refuse the above-mentioned application contrary to the recommendation of the Service Director, Planning because they considered that the proposal was overdevelopment of the site and that insufficient parking was provided as part of the development, the matter was 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.

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 two reasons set out in the report and an additional reason, the wording of which be delegated to Service Director Planning, that the proposal to develop the site for 8 flats together with the existing service deliveries to the site would adversely affect highway safety .

165 INFORMATION REPORT

In his report, the Service Director, Planning set of details in relation to Planning & Enforcement Appeal Decisions Received, Delegated Decisions Approvals and Refusals with reasons, for the period the period 06/03/17-24/03/17, and following consideration thereof, it was **RESOLVED** to note the information.

**M.GRIFFITHS
CHAIRMAN**

The meeting terminated at 5.20 p.m.