

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, 20th April 2017 at 5.00 p.m.

PRESENT

County Borough Councillor G. Stacey – in the Chair

County Borough Councillors

J. Bonetto	S. Rees	P. Wasley
M. Griffiths	(Mrs) A. Roberts	M. J. Watts
(Mrs) S. J. Jones	G. P. Thomas	E. Webster

Non Committee Member in Attendance

(Mrs) M. Tegg

Officers in Attendance

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

166 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors L. M. Adams, P. Jarman, S. Powderhill, G. Smith and (Mrs) J.S. Ward.

167 DECLARATIONS OF INTERESTS

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

168 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.

169 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.

170 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

Application No: 16/1292 - Change of use from dwelling to a House in Multiple Occupation (C4) to include 2 bedrooms and 3 studios (Amended Plans and Amended Description received 06/03/17), 2 Scranton Villas, High Street, Cymmer, Porth.

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 Denis Rawlings (Applicant)
Mr Kevin Roberts (Objector)

Mr Denis Rawlings (Applicant) exercised the right to respond to the objectors comments.

Non Committee Local Member County Borough Councillor (Mrs) M. Tegg spoke on the application and put forward her objections to the proposed development.

Following consideration of the matter, it was **RESOLVED** that as Members were minded to refuse the application contrary to the Officer's recommendation because they considered that the proposal was overdevelopment of the area, 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.

(**NOTE:** A motion to approve the application in accordance with the recommendation of the Service Director Planning was lost)

171 APPLICATIONS RECOMMENDED FOR APPROVAL

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

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

- (1) To approve Application No: 16/0660 - Proposed residential development of 33 dwellings and associated highway drainage and infrastructure (amended site layout plan received 21/03/17), Land to

the rear of Delwen Terrace, Blaencwm, Treorchy in accordance with the recommendation of the Service Director, Planning subject to:

- (1) the provision of a Section 106 Agreement to provide 4 Low Cost Housing Units on the site .
- (2) the removal of Condition 11.

As the proposed condition 11 would provide social housing units and not low cost home ownership properties as required and detailed in the report of the Service Director Planning

- (2) To defer Application No: 16/1174 - Erection of a 4/5 bedroom detached dwelling (amended description 28/02/17), Rear/Side of Clifton House, Station Road, Trealaw, Tonypany as a result of a revised Highways observation objecting to the application with power delegated to the Service Director, Planning to refuse the application in accordance with amended Highway observation. If the Service Director is of the view that the application should be approved against the objection Highways the matter shall be referred back to the Development Control Committee for determination. .
- (3) To Approve Application No: 16/1390 - Demolition of existing buildings and development of up to 110 dwellings, provision of public open space, landscaping and associated infrastructure, Coleg y Cymoedd, Cwmdare Road, Cwmdare, Aberdare in accordance with the recommendation of the Service Director, Planning subject to:
 - (1) The provision of a Section 106 Agreement to provide:
 - (a) Affordable housing units calculated as 10% of the total number of units proposed in a reserved matters application;
 - (b) Education contribution for primary school places based on the calculation in the Supplementary Planning Guidance;
 - (c) A Habitat Compensation Area and Mitigation Plan
 - (d) Public Open Space Management (POS) to include the POS and any other public realm areas;
 - (e) Local Equipped Area of Play
 - (f) Employment and Skills Plan.
 - (2) The applicant undertaking further bat survey work and no objection being raised by Natural Resources Wales and the Service Director being authorised to make any changes necessary to the conditions to reflect their comments.
- (4) To Approve Application No: 17/0013 - Approval of the reserved matters (details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping) for the new primary school element of the overall site development (outline planning permission ref: 16/0062), Tonyrefail Comprehensive School, Gilfach Road, Tonyrefail, Porth in accordance with the recommendation of the Service Director, Planning.

172 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 and Overview and Enforcement Cases, for the period 27/03/2017 and 07/04/2017, and following consideration thereof, it was **RESOLVED** to note the information.

**G.STACEY
CHAIRMAN**

The meeting terminated at 5.40 p.m.