

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee held at the County Borough Council Offices, The Pavilions, Clydach Vale on Thursday, 22nd June, 2017 at 5 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

J.Bonetto	L.Hooper	S.Powell
G.Caple	G.Hughes	D.H.Williams
D.Grehand	P.Jarman	J.Williams

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.C.Jones – Development Services Manager
Mr.S.Zeinalli – Highways Development & Adoptions Manager
Ms.K.May – Head of Democratic Services

1 APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillor A.Davies-Jones.

2 DECLARATIONS OF INTEREST

The following declarations of interest were declared in matters pertaining to the agenda:-

1. County Borough Councillor G.Caple in respect of Application No.16/1346/10 – Proposed erection of two garages and a container/shed. Change of use of recently purchased land to additional garden (amended plans received 06/02/17), 8 Bryn Ffynon, Trebanog, Porth – “It is a personal interest as during my election campaign, I advised local residents”.
2. County Borough Councillor G.Caple in respect of 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 – “I have a personal and prejudicial interest and I will be leaving the room during consideration of this item as I advised the residents and was against the development”.

3. County Borough Councillor D.H.Williams in respect of Application No.16/1330/14 – Application to extend the original consent (12/0509/10 – to stand steel shipping containers on site) for a further three years. The Prairie, Mynachdy Farm, Ynysybwl – “It is a personal interest as I know the applicant personally”.

3 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.

4 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.

5 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.

6 MINUTES

RESOLVED – to approve as accurate records the minutes of the meetings of the Development Control Committee held on the 6th and 20th April, 2017 respectively.

7 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

- (1) **Application No.16/1330/14 – Application to extend the original consent (12/0509/10 – to stand steel shipping containers on site) for a further three years – The Prairie, Mynachdy Farm, Ynysybwl, Pontypridd.**

In accordance with adopted procedures, the Committee received Mr.Chris Jones (Applicant) who was given five minutes to present his views on the above-mentioned application.

The Committee noted that Mrs.Rachel Bedgood who had requested to address Members in support of the above-mentioned proposal was not present to do so.

The Development Services Manager reported orally on the contents of a “late” letter that had been received from Ms.Judith Young raising objections to the proposal.

The Development Services Manager then presented the application to the Committee and following consideration of the proposal, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning subject to Condition 1 being amended to read “The temporary containers hereby approved shall be removed from the site on or before three years of the date of this decision”.

(2) Application No.16/1346/10 – Proposed erection of two garages and a container/shed. Change of use of recently purchased land to additional garden (amended plans received 06/02/17) – 8 Bryn Ffynon, Trebanog, 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-mentioned application:-

- Mr.Chris Jones (Objector)
- Mr.Norman Gowen (Objector)

The Committee noted that Mr.D.W.Jenkins (Agent), who had requested to address Members in support of the above-mentioned proposal was not present to do so.

Following consideration of the matter, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning subject to:-

- An additional Condition stating that the permission does not relate to the container element of the application and requiring that the container should be removed from the site within three months of the date of the permission.
- The removal of reference to “and storage container” in Condition 5.

8 APPLICATION RECOMMENDED FOR REFUSAL INVOLVING A PUBLIC SPEAKER

Application No.17/0195/13 – Outline planning application for residential development of approximately 15 dwellings, open space, landscaping, drainage features and associated infrastructure with all matters reserved except access – Land to the rear of Sion Terrace, Cwmbach, Aberdare

In accordance with adopted procedures, the Committee received Mr.Rhydian Morgan (Objector), who was afforded five minutes to address Members on the application.

The Committee noted that Ms.Kate Gapper (Agent) who had requested to address Members in support of the above-mentioned proposal was not present to do so.

Non-Committee/Local Member – County Borough Councillor J.Elliott addressed the Committee opposing the application.

The Development Services Manager outlined the contents of a “late” letter and a “late” petition signed by eight residents objecting to development on the land to the rear of Sion Terrace.

Following consideration of the application, it was **RESOLVED** – to refuse the application in accordance with the recommendation of the Service Director, Planning subject to the highways reason for refusal being amended to reflect the amended plans received.

9 DEFERRED APPLICATIONS

(1) Application No.16/1292 – Change of use from dwelling to a House in Multiple Occupation (C4) to include 2 bedroom and 3 studios (amended plans and amended description received 06/03/17) – 2 Scranton Villas, High Street, Cymmer, Porth

(Note: Having earlier declared a personal and prejudicial interest in the above-mentioned application (Minute No.2(2) refers), County Borough Councillor G.Caple left the meeting for this item).

In accordance with Minute No.170 of the Development Control Committee held on the 20th April, 2017, Members gave consideration to the further report of the Service Director, Planning highlighting the potential strengths and weaknesses of taking a decision contrary to the recommendation of an Officer.

Following consideration of the matter, it was **RESOLVED** – to approve the application for the reasons as outlined in the original report as presented to Members at the meeting held on the 20th April, 2017 and appended to the report at Appendix A.

(2) **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**

In accordance with Minute No.163 of the Development Control Committee held on the 6th April, 2017, the Committee considered the report of the Director, Legal and Democratic Services outlining the outcome of the site inspection which was held on the 30th May, 2017 in respect of the application which was recommended for approval by the Service Director, Planning.

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 would have an impact on neighbours by reason of overlooking/loss of privacy and disturbance from movements to and from the site. the matter be deferred to the next appropriate meeting of the Planning and Development 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.

10 APPLICATIONS RECOMMENDED FOR APPROVAL

In his report, the Service Director, Planning set out details of applications recommended for approval and it was **RESOLVED** –

- (1) To approve Application No.**15/1228** – Reserved Matters application for the second phase of works comprising the construction of 30 new dwellings, including 4 new affordable dwellings and associated roads and infrastructure (additional information received 14.07.16) (Amended description 02.08.16), land adjacent to Farm Road, Heol Ty Aberaman, Aberaman, Aberdare.
- (2) To defer the Application No.**16/1181/10** – Conversion, extension and change of use from Public House (A3) to 4 No. student flats with amenity/service area to rear – The Bridge Inn, Bridge Street, Treforest, Pontypridd for a site inspection to be undertaken by the Planning and Development Committee for the substantial reason, to consider the safety concerns of the site for the proposed use and its impact on the amenity of the area; and that the site inspection be attended by Officers of the Planning (including Building Control) and Highways Directorates.
- (3) To approve Application No.**16/1371/10** – Residential Development for 4 dwellings (amended site layout plan received 15/04/17) – Former

Bottling Plant, Botanical, land adjacent to The Paddocks, Aberaman, Aberdare/

- (4) To approve Application No.**16/1399/10** – Proposed extension to existing industrial unit for egg packaging plant – Unit 45, Hirwaun Industrial Estate, Hirwaun, Aberdare.
- (5) To approve Application No.**17/0024** – Erection of boundary fencing, terracing and shed to front garden – 134 Kenry Street, Tonypandy.
- (6) To approve Application No.**17/0235** – Outline application for a detached dwelling on the north east side of Havachat Bungalow, Havachat, Cardiff Road, Mwyndy, Pontyclun.
- (7) To approve Application No.**17/0326** – Variation of Condition 1 of planning consent ref:13/0988/13 to permit a period of a further 3 years for the submission of Reserved Matters for a single dwelling house, Tyberw, Hafod Lane, Pantygraig-Wen, Pontypridd.

11 INFORMATION REPORT

Members **RESOLVED** – to receive the report of the Service Director, Planning in relation to Planning and Enforcement Appeal Decisions received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 10th April, 2017 and 9th June, 2017.

**S.REES
CHAIR**

The meeting closed at 6 p.m.