

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, 3rd August, 2017 at 5 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

J.Bonetto	D. Grehan	P. Jarman
G. Caple	L. Hooper	S. Powell
A. Davies- Jones	G. Hughes	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

24 APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillor D.H.Williams.

25 DECLARATIONS OF INTEREST

There were no declarations of interest were declared in matters pertaining to the agenda at this point of the proceedings.

26 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.

27 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.

28 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.

29 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No.17/0667 – Installation of a 12.5m mast with 3No antennas and 2300mm dishes and 2 equipment cabinets 1No meter cabinet within 2.1m stock proof fenced enclosure plus ancillary development, land at Dinas Isaf Farm of Pen Darren, Edmondstown

In accordance with adopted procedures, the Committee received Mrs K Hadfield (Objector) who was given five minutes to present her views on the above-mentioned application.

The Committee noted that Mrs. A. Hughes who had requested to address Members in support of the above-mentioned proposal was not present to do so but had sent her apologies.

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

The Development Services Manager then presented the application to the Committee and following lengthy consideration of the proposal, it was **RESOLVED** – that prior approval was required for the application but that approval be refused contrary to the recommendation of the Service Director Planning because the proposed development by virtue of its appearance and siting would have an impact on the character of the surrounding Mynydd y Cymmer Special Landscape Area and neighbouring residential amenity, contrary to Policies NSA25 and AW5 of the Rhondda Cynon Taf Local Authority Development Plan.

30 APPLICATION RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS

(1) Application No: 17/0554 – Proposed Erection of 10 x 3 Bed Dwellings, with associated off-street Parking and Amenity Space, land at Salisbury

Road, Abercynon.

In accordance with adopted procedures, the Committee received Ms T Murphy (Objector) who was given five minutes to present her views on the above-mentioned application.

The Committee noted that Mr R Chichester (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 R Lewis spoke on the application and put forward his objections to the proposed Development.

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

31 APPLICATION RECOMMENDED FOR COMMITTEE SITE VISIT

(1) Application No: 16/1385/13 Recommendation for a Committee Site Visit: Outline Planning application for the excretion of approximately 460 dwellings, primary school, local centre (up to 200sqm net scale), open space, primary and associated drainage and landscaping. Land West of A4119, Cefn Y Hendy, Pontyclun.

Non/ Committee Local Members – County Borough Councillors K. Jones and G. Holmes addressed the Committee in respect of the Application supporting the proposed site visit but requesting that it be held in term time and at peak hours.

The Service Director Planning outlined the request for a site visit to Members of the Planning and Development Committee and after consideration it was **RESOLVED** to approve the request for a site visit. It was agreed that due to the number of people that are likely to attend and the proposal being a large site the site visit would be arranged prior to a Planning and Development Committee Meeting where the application would then be considered.

32 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: 17/0420 – Relocation of open air market (Friday) situated on Henry Street Car Park, Mountain Ash from South end of the car park to the North End, Rhondda Cynon Taf Short Stay Car Park

North, Henry Street, Mountain Ash in accordance with recommendations of the Service Director Planning.

- (2) To approve Application No: 17/0455 – Change of use of property from Category C3 Dwelling house to a category C4 House in multiple occupation, 15 Long Row Treforest , Pontypridd in accordance with Recommendation of the Service Director Planning
- (3) To approve Application No: 17/0461- Development of 22 residential dwellings, landscaping, access arrangements, car parking and associated works (Amended plan received 27/06/17), Former Williamstown Primary School, Arthur Street, Williamstown – Subject to the applicant first entering into a Section 106 Agreement to provide
- Countryside & Leisure (Parks) – a commuted sum of £30,000 for future maintenance of the play area should it be adopted; and
 - Secure the tenancy of all the units as affordable housing.

(**Note:** The Development Service Manger informed Members of a Late Letter response received from the Council's Parks Department requesting a larger play area and advising why he did not support this request.)

- (4) To approve Application No: 17/0511- Change of use from civil engineering and groundwork contractor and vehicle repairs garage (Class B2) to builders merchants, Tycon Civil Engineering Ltd, Cwmbach Industrial Estate, Canal Rd, Cwmbach, Aberdare. Subject to the amendment of Conditions 2 & 4 of the report and with an additional Condition 5 as seen below.

- **Condition 2-** The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)
Site location plans scale 1; 1250
Proposed parking layout Project No: 7900 Drawing no.2 Revision A
Proposed plans & elevations Project No.7900 Drawing no1
Existing plans & elevations Drawing No.TB1/17
And documents received by the Local Planning Authority on 08/05/17 and 21/06/17 unless otherwise to be approved and superseded by details required by another condition attached to this consent
- **Condition 4-** Before the development is brought into use the means of access, together with parking and turning facilities, shall be laid out in accordance with the submitted plan Project No 7900 Drawing no 02 Revision A and approved by the Local Planning Authority and that area shall remain for parking and turning of vehicles thereafter unless agreed in writing by the Local Planning Authority.
Reason: In the interests of Highway safety/ to ensure vehicles are parked of the highway.

- **Condition 5** – No loading or unloading of materials shall take place on the access road fronting the site.
Reason: In the interest of highway safety and free flow of traffic

(**Note:** County Borough Councillor J. Elliott who is a Non- Committee/ Local Member spoke on this item requesting that Members hold a site visit before determining the matter.)

(**Note:** Whilst the matter was under consideration County Borough Councillor P. Jarman declared in respect of Application No: 17/0511 – Change of use from Civil engineering and groundworks contractor and vehicle repair garage (Class B2) to builders merchant, Tycon Civil Engineering Ltd, Cwmbach Industrial Estate, Canal Rd, Cwmbach, Aberdare – a personal interest’ “As the applicant is known to me as a businessman in my ward (Builder Bitz) “

(**Note:** The Development Service Manager informed Members of Late Letter received from AFG engineering and LBS objecting to the Application)

(5)To approve Application No: 17/0660 – Proposed installation of a 17.5m monopole mast supporting 3no. Antennas, 2 no. 300mm dishes together with associated cabinets and ancillary development thereto, Land at Dodington Place, Pontypridd in accordance with recommendations of the Service Director, Planning.

(**Note:** The Development Service Manager informed Members of a late letter received from the Welsh Government highways department advising that they had no objections)

(6) Application No: 17/0663 – Proposed conversion from public house to dwelling. Ye Olde, Newbridge Arms, 8 Foundry Place, Pontypridd in accordance with recommendations of the Service Director, Planning.

(**Note:** The Development Service Manager informed Members of a late letter received from Welsh Water advising that they had no objections) .)

33 **APPLICATION RECOMMENDED FOR REFUSAL**

Application No: 17/0663- Erection of a shed to the rear of the Property with lane access. 60 Primrose Terrace, Porth.

Following consideration of the report which was recommended for refusal by the Service Director, Planning, it was **RESOLVED** to approve the application contrary to the Officers recommendations as the shed was not harmful to the character and appearance of the area, the shed does not have an unacceptable overbearing impact on dwellings at no’s 59 and 61 Primrose Terrace and the shed is not out of character as there are other sheds in the area. The following conditions be imposed:

1. The Development hereby approved shall be carried out in accordance with the approved plans “Proposed Side Elevations”, “ Proposed Front elevation” “Proposed Rear Elevation”, “Proposed Floor Plan” and documents received by the Local Planning Authority on 01/06/17 and 12/06/17, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission

2. The works required to compliance with the development including its finish in a colour render to match the main house hereby permitted shall be completed within three months of the date of this permission.

Reason: In the interest of the overall visual amenity of the surrounding area and to safeguard the privacy of surrounding properties in accordance with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

34 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 03/07/ 2017 and 21/07/ 2017.

**S.REES
CHAIR**

The meeting closed at 17:50 p.m.