

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, 17th August, 2017 at 5 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

J.Bonetto	D. Grehan	P. Jarman	J. Williams
G. Caple	L. Hooper	S. Powell	

Officers in Attendance

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

35. APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillors A. Davies- Jones, G. Hughes and D.H.Williams.

36. DECLARATIONS OF INTEREST

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

37. 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.

38. 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.

39. **MINUTES**

RESOLVED - To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 20th July 2017.

40. **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.

41. **APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS**

(1) Application No.17/0132- Existing Church Hall with meeting rooms, class rooms and kitchen to be converted into 9 Residential Flats (amended plans and bat survey received 29/03/17. Additional bat survey received 26/06/17) St Margaret's Church Hall , Wyndham Crescent, Cardiff Rd, Aberaman, Aberdare

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

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

The Development Service 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 recommendations of the Service Director Planning.

(2) Application No: 17/0650 – Demolition and Rebuild of existing garage land opposite 28/29 The Avenue, Pontygwaith, Ferndale.

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 Withers (Applicant)
- Mrs Evans (Objector)

The Committee noted that Mrs Isaac and Mrs Jenkins who had requested to speak declined the opportunity to do so.

The Non- Committee / Local Members Councillors LM Adams and R Bevan Addressed the Committee on the application and put forward their concerns.

The Development Service Manager informed Members of a late letter receive from Mr and Mrs Evans, Mr Gregory and D and E Isaac enclosing photographs of the application site.

The Development Service Manager then presented the application to the Committee and following consideration of the proposal, it was **RESOLVED** – to defer consideration of the application to allow further discussions to take between the Service Director, Planning and the Applicant in respect size of the proposed garage and its impact on surrounding area.

42 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: 15/1501 – To complete and retain alterations – including upgrading safety facilities, accessibility and amenity as well as creating 1 additional living unit, The New York Hotel, York Street, Porth. Subject to additional condition being added with an additional condition to restrict the development to an A4 use class
- (2) To approve Application 15/1629 – Block wall and fence as sound barrier to M4 motorway and filling in of small ponds with inert material. (Amended description, plans and documents received on 13th April 2016) Otters Brook Trout Pools, Ivor Park, Brynsadler , Pontyclun
- (3) To approve Application No: 17/0321 – The Erection, 25 year operation and subsequent decommissioning of a wind turbine with maximum overall tip height of 121.5m, 20m micro-siting, new and upgraded access tracks, hard standing areas, control building/ substation, transformer housing and cabling – Land adjacent to former Nant-y – Gwyddon Landfill Site – Subject to the amendment of Condition 9 that:
 - No abnormal load delivery shall take place Monday to Friday between the Hours 0700- 0900 and 16:00 -1800 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the Interest of Highway Safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

DEFERRED APPLICATIONS

43 Application No: 16/1181- Conversion Extension and Change of Use from Public House (Class C3) to 4 Student Flats with amenity/ Service Area to rear. The Bridge Inn, Bridge Street, Treforest, Pontypridd.

Pursuant to Minute No 20(Planning and Development Committee 20th July 2017) when Members were minded to refuse the above- mentioned application because they considered the proposed development lacked off-street parking and therefore would generate on-street parking to detriment of highway safety, the Service Director Planning in his report , presented his views on the reasons put forward for refusing the application contrary to his recommendation.

The Service Director, Planning informed Members that if they were still minded to refuse the application then the reason set out in his report would reflect their their concerns.

Following consideration of the matter, it was **RESOLVED** to approve the application in accordance with the original recommendation of the Service, Director Planning.

44 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 24/07/ 2017 and 04/08/ 2017.

**S.REES
CHAIR**

The meeting closed at 17:50 p.m.