

(2) Application No: 12/1282 – Proposed Residential Development and associated works, former Treherbert Hospital, Treherbert.

In his report the Development Service Manager reported that the above –mentioned application was originally reported to the Planning and Development Committee on the 17th October 2013 with recommendation that it be approved subject to conditions and the applicant, and any other interested parties, first entering into a Section 106 covering the heads of terms listed as follows:

- A Transport Tariff financial contribution of £58,656 towards improving the strategic highway network;
- A leisure / recreation contribution in accordance with the Local Development Plan requirement ;
- Affordable housing provision across the whole site at a minimum level of 10% in accordance with Local Development Plan requirements (the means of delivery and on-site / off-site splits of these units to be the subject of further discussions and negotiations).

It is acknowledged that since Members' resolution the Community Infrastructure Levy (CIL) has been introduced in Rhondda Cynon Taf, which means that a Transport Tariff contribution can no longer be sought via a Section 106 Agreement. However, leisure / recreation contributions and affordable housing provision can still be sought in accordance with relevant LDP Policies where necessary. Therefore, in the case of this planning application the latter two contributions listed above are still necessary to make the development acceptable in planning terms in accordance with relevant LDP Policies and capable of being sought by Section 106 Agreement. But, as the applicant has not responded to the Council's communication over a considerable period of time, it is assumed he is not prepared to enter into an Agreement on the heads of terms set above. In the absence of agreement to make a leisure / recreation contribution and affordable housing provision in accordance with relevant LDP Policies the proposed development is considered unacceptable in planning terms and is accordingly returned to Committee with an amended recommendation that it be refused for the reason set out below:

The proposed development is contrary to Policies AW4 and NSA11 of the Rhondda, Cynon, Taf Local Development Plan because it lacks adequate provision for recreational and leisure facilities and affordable housing to make the development acceptable in planning term.

After consideration of the report it was **RESOLVED** – to refuse the application in accordance with the recommendations of the Development Service Manger.

(**Note:** Having earlier declared a personal in the above-mentioned application (Minute No.46), the Service Director Planning left the meeting for this item).

56.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 07/08/ 2017 and 18/08/ 2017.

Cllr S. Rees

Chair

Meeting ended at 6; 30pm

