

**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, 2<sup>nd</sup> November, 2017 at 5 p.m.

**PRESENT**

County Borough Councillor G Caple – in the Chair

**County Borough Councillors**

D. Grehan	G. Hughes	D. Williams
L. Hopper	P. Jarman	J. Williams

**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.Zeinalli – Highways Development & Adoptions Manager

**82. APOLOGY FOR ABSENCE**

An apology for absence was received from County Borough Councillor S. Rees, J. Bonetto, A. Davies – Jones and S. Powell .

**83. DECLARATIONS OF INTEREST**

**RESOLVED** – that in accordance with the Members Code of Conduct, there were no personal interests made at the meeting pertaining to the agenda.

**84. 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.

**85. 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.

**86. 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.

**87. MINUTES**

**RESOLVED** – to approve as accurate records the minutes of the meetings of the Development Control Committee held on the 5th October 2017

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

**(1) Application No: 17/0822- Change of use from A2 Estate Agent to A3 Cafe Lloyd Taylor Simpson, 66 Park Street, Treforest, Pontypridd**

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

The Development Services Manager outlined the application to the Committee and following consideration of the matter, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning subject to the removal of Condition No. 3 which was not necessary.

**89. APPLICATIONS RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS**

**(1) Application No: 17/0785 – Proposed detached two storey dwelling including a detached garage and turning area (Re- Submission) (Amended Site Location Plan and Supporting information received 16/08/17), rear of 132 Bute Street Treherbert, Treorchy.**

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

Non – Committee Local Member – County Borough Councillor W.Jones spoke in support of the proposed development.

Following consideration of the report of the Service Director, Planning in respect of the above-mentioned proposal which was recommended for refusal, it was **RESOLVED** that Members were minded to approve the application contrary to the recommendation of the Service Director Planning as Members were of the view that the highway objection could be overcome by the imposition of a condition to restrict the commencement of development until a Traffic Regulation Order is in place to restrict parking and thereby improve visibility at the junction access and a condition to require lighting and surfacing of the access lane. Therefore 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 County Borough Legal & Democratic Services Officer, upon the strengths and weaknesses of any proposed or possible planning reasons for such a decision, prior to determining the matter..

## **90. APPLICATIONS RECOMMENDED FOR APPROVAL**

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

(1) To approve Application No: 16/1151 – Demolition of redundant nursery buildings to provide extension of retail store car park to provide an additional 34 spaces (114 in total) (amended site layout plan received 26/09/17), Lidi Foodstore, Rhondda Road, Pontypridd in accordance with the Recommendation of the Service Director, Planning.

(2) To approve Application No: 17/0102 – Construction of 3no. 3 bed houses (amended site location plan with reduced boundary received 12/07/17) land at Bryngolau Tonyrefail, Porth in accordance with the Recommendation of the Service Director, Planning subject the removal of condition 8 which was not necessary.

(3) To approve Application No: 17/0753 – Removal of existing building and construction of retaining wall to provide for an extension of the adjacent Dinas Community Recycling Centre, Dinas Dog Pound, Cymmer Road, Dinas, Porth in accordance with the Recommendation of the Service Director, Planning.

(4) To approve Application No: 17/0923 – Proposed alterations & extension to existing Day Care to form Community Hub. Works to include cladding of external envelope, alterations to car parking and boundary treatments. Internal alterations including formation of a GP Surgery, Day Care Nursery and Extension of Structure to create additional ancillary D1 Use Class Office Space (Coal Mining Report Received 21/09/17) St Mairs Day Centre, Seymour Street, Aberdare in accordance with the Recommendation of the Service Director, Planning.

(**Note:** The Development Service Manager informed Members of Late Letter received from Non Committee Local Members County Borough Councillors S. Bradwick and M. Forey in support of the application)

(5) To approve Application No: 17/0990 – Proposed alterations & extension to existing Day Care to form Community Hub. Works to include partial cladding of external envelope, alterations to access, car parking and boundary treatments. Internal alterations including formation of a GP Surgery, Day Care Nursery and Extension of Structure to create additional ancillary D1 Use Class Office Space. Conversion of Former First Floor Caretakers Flat to Ancillary D1 use office space. (Scheme B) (Coal Mining Report received 21/09/17) St Mairs Day Centre, Seymour Street Aberdare in accordance with the Recommendation of the Service Director, Planning.

(**Note:** The Development Service Manager informed Members of Late Letter received from Non Committee Local Members County Borough Councillors S. Bradwick and M. Forey in support of the application.)

## **91 APPLICATIONS RECOMMENDED FOR REFUSAL**

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

(1) Application No: 17/0163 – Proposed dwelling, land adjacent to Trelawney Rhyd-Y- Nant , Pontyclun. Following consideration of the matter it was **RESOLVED** that Members were minded to approve the application contrary to the recommendation of the Service Director, Planning because they considered that as the ground floor Finished Floor Level of the proposed dwelling was above the predicted 1 in 100 year plus climate change and 1 in 1000 year flood levels which as advised by Natural Resources Wales was in line with the guidance set out in A1.14 and A1.15 of TAN 15 the development was not contrary to TAN 15 and AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan. Therefore the matter by deferred to the next appropriate meeting of the Planning and Development Committee for a report back from the Service Director, Planning, if necessary, in consultation with the County Borough Legal & Democratic Services Officer, upon the strengths and weaknesses of any proposed or possible planning reasons for such a decision. prior to determining the matter.

(**Note:** The Development Service Manager informed Members of late letter received from Mr Smart (Applicant) requesting that he matter be deferred to enable more time for him to submit further evidence on the flooding issues)

(2) Application No: 17/0538 – Outline application for proposed residential development of 9 dwellings, Bodwenarth Quarry Disused, Bedw Road, Cilfyndd, Pontypridd . Following consideration of the matter Members **RESOLVED** to refuse

the application in accordance with the recommendation of the Service Director, Planning.

### **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 9th October 2017 to 20<sup>th</sup> October 2017 .

**G. CAPLE  
CHAIR**

**The meeting closed at 5.35 p.m.**