

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, 16th November, 2017 at 5 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

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

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.S.Zeinalli – Highways Development & Adoptions Manager

93 APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillors J. Bonetto and D.H.Williams.

94 DECLARATIONS OF INTEREST

No declarations of interest were declared in matters pertaining to the agenda.

95 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.

96 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.

97 **MINUTES**

RESLOVED – to approve as an accurate record the minutes of the Meeting of the Planning and Development Committee subject to an amendment to include reference to the suspension of standing orders to enable the meeting to continue for longer than 3 hours.

98 **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: 15/1635 – Erection of two wind turbines with a tip maximum height of 125m, associated infrastructure, transformer cabin and access track, including access via the public highway and across Cribin Ddu Farm and Llwyncelyn Farm. (Additional Visualisations Received 7th August) Llwyncelyn Farm, Hafod Lane Porth in accordance with the recommendation of the Service Director Planning.

(**NOTE:** The Development Service Manger informed Members to late letters objecting to the application)

- (2) To Approve Application No 16/1226 – Retention of offices, associated car park, new vehicular access and boundary fencing, Construction of new gatehouse, unit 16 Earthmovers House, Llantrisant Business Park, Llantrisant, Pontyclun in accordance with the recommendation of the Service Director, Planning .

(**Note:** Councillor P. Jarman informed the Committee that she would abstain from voting on this application and Application No. 16/1251 as the applicant was a sponsor of Nos Galon)

- (3) To Approve Application No; 16/1251 – Construction of new Vehicle Repair and Maintenance Workshop, Fuelling Staion and associated concrete slab areas Unit 16 Earth movers House, Llantrisant Business Park, Llantrisant , Pontyclun in accordance with the recommendation of the Service Director, Planning.

(4) To Approve Application No: 17/0462 – 9 new residential dwellings with garage and associated works together with the replan of plat 37 on the previously approved development Ref: 14/1283/10 (Ecological information received 04/09/17, amended layout and housing number plans received 09/10/17) land to the North of Nant Arian, Church Village in accordance with the recommendation of the Service Director, Planning subject to the applicant entering in to a Section 106 Agreement to retain the relevant dwellings as LCHO properties perpetuity.

(Note: County Borough Councillor L. Hooper requested that it be recorded that he objected to the application)

(5) To Approve Application No: 17/0614 – Installation of a modular self-service laundrette facility within the demise of Texaco Petrol Station (retrospective), Clearway Texaco Petrol Station , Llantrisant Rd, Llantwit Fardre, Pontypridd in accordance with the recommendations of the Service Director Planning subject to Conditions.

(Note: The Development Service Manager informed Members of two late letters, one received from Non – Committee Member County Borough J. James, both objecting to of the application)

(6) To Approve Application No; 17/0981- Variation of Condition 3 of previously approved application 15/0777/10 to extend the time period for an additional 5 years to 30 years and Removal of Condition 19 for a scheme for provision and content of a sign/ board, Berthllwd Farm, Maendy Road, Pen – Y- Coedcae, Pontypridd In accordance with the recommendation of the Service Director, Planning with a request that rather than a notice board the applicant put the information on their website for the development.

(7) To Approve Application No: 17/1043 – Change of use from C3 to C4 HMO, 5 Kingsland Terrace, Treforest, Pontypridd in accordance with the recommendation of the Service Director Planning.

(8) To Approve Application No: 17/1071 – Variation of Condition 1 of Application 16/1019/10 – to extend the temporary period (maximum 1 year as at 23rd October 2016) for an additional 24 months with effect from 23rd October 2017, Cardiff Road Surgery, 8 Cardiff Road, Mountain Ash in accordance with the recommendation of the Service Director, Planning but subject to the variation of extension being for a period of 12 Months and not 24 Months and that condition 1 be amended accordingly in view of the period the temporary buildings have been in existence and to ensure that progress is made to find a suitable facility for the provision of primary health care facilities in Mountain Ash and that any further extension request is brought back to Committee for Members consideration.

(9) To Approve Application No: 17/1092 – Change of use from C3 to C4 (3 bed house to 4 bed HMO), 87 Wood Road, Treforest, Pontypridd in accordance with the recommendation of the Service Director Planning.

99. DEFERRED APPLICATION

To approve application No: 17/0801 – A residential Development with associated works (Amended site plan and engineering layout received 06/09/17). Land off Cardiff Road, Cwm Cynon North Mountain Ash in accordance with the recommendations of the Service Director Planning as the Coal Authority had removed their objection subject to the applicant entering into a Section 106 Agreement for.

- The Provision of 10% affordable housing
- The Agreement of an employment skills training plan

100. 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 23/10/ 2017 and 03/11/ 2017.

**S.REES
CHAIR**

The meeting closed at 18:15 p.m.