

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, 4th January, 2018 at 5 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

| | | |
|-----------|-------------|----------------|
| J.Bonetto | W. Owen | P. Jarman |
| D. Grehan | G. Hughes | D. H. Williams |
| | 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

112. APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillor A. Davies – Jones and G. Caple

113. DECLARATIONS OF INTEREST

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

114. 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.

115. 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.

116. MINUTES

RESOLVED – to approve as an accurate record the minutes of the meeting of the Development Committee held on the 16th November 2017.

117. 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.

118. APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No.16/0994 – Change of use of land to car park for staff parking and storage of sales vehicles in association with adjacent Trade Centre Wales car showroom site, including retention of new access of A4054, bus shelter and security fencing and replacement security flood lighting scheme.

In accordance with adopted procedures, the Committee received the following public speakers:-

- Mr. M. Harper (Applicant)
- Ms. L Williams (Objector)
- Mr G. Williams (Objector)

Mr M. Harper (Applicant) and Mr G. Williams (Objector) informed the Chair that they would be addressing the Committee on the three applications for the site which were up for determination tonight being applications numbered 16/0994, 16/0997 and 16/1051 and the Chair therefore permitted them additional time to present their views to the Committee. Ms L. Williams was afforded five minutes to present her views on the application

Non- Committee/ Local Member – County Borough Councillor R. Lewis presented his concerns on the application

The Development Service Manager then presented the application to the Committee and following lengthy consideration it was **RESOLVED:-**
To approve the application in accordance with the recommendation of the Service Director Planning.

(2) Application – 16-0997 – Retention of existing site levels and valet structure and replacement security flood lighting scheme (retrospective) (Lighting Impact Assessment Report received 29/06/17), Trade Centre Wales Cilfynydd Road, Abercynon, Mountain Ash.

In accordance with adopted procedures, the Committee received the following public speaker, who was afforded five minutes to present their view on the above-mentioned application:-

- Ms L Williams (Objector)

(NOTE: Mr M. Harper (Applicant) and Mr G. Williams (Objector) who requested to speak on this application addressed the Committee under application 16/0994)

Non- Committee/ Local Member – County Borough Councillor R. Lewis presented his views on the application.

The Development Service Manager then presented the application to the Committee and following lengthy consideration it was **RESOLVED:-**
To approve the application in accordance with the recommendation of the Service Director Planning subject to the addition of an extra condition to require landscaping and treeplanting to mask the impact of the building on the amenity of the area .

(3) Application No: 16/1051 – Retention of advertisements located through out site (23no. signs on building, 45no. lighting column signs, 9no. flag pole signs, 1 no. freestanding sign at site entrance, 1no. entrance archway) (retrospective) Trade Centre Wales, Cilfynydd Road, Abercynon, Mountain Ash.

In accordance with adopted procedures, the Committee received the following public speaker, who was afforded five minutes to present their view on the above-mentioned application:-

- Ms L Williams (Objector)

(NOTE: Mr M. Harper (Applicant) and Mr G. Williams (Objector) who requested to speak on this application addressed the Committee under application 16/0994)

Non- Committee/ Local Member – County Borough Councillor R. Lewis presented his views on the application.

The Development Service Manager then presented the application to the Committee and following lengthy consideration Members were minded to approve the application in part refusing consent for the advertisements that are located on the north west side of the building fronting the A470 due to their adverse impact on the amenity of the area but approving the remainder of the signs subject to the application. As Members were minded to refuse part of the application contrary to the recommendation of the Service Director Planning 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 the proposed planning reasons for such a decision. .

(4) Application 17/1147 – Variation of Condition 2 of planning permission 15/1057 – Excretion of 8 affordable residential flats, car parking, landscaping and associated works land off Forge Lane , Pentre, Land at Forge Lane, Pentre.

In accordance with adopted procedures, the Committee received Mr J.Hurley (Agent) who was given five minutes to present his views on the above-mentioned application.

Non- Committee/ Local Member – County Borough Councillor S. Rees- Owen Presented her concerns in respect of the application.

(Note: The Development Service Manger informed Members of a late letter from Mr G. Honey of 3 Forge Lane, Pentre objecting to the application)

The Development Service Manager then presented the application to the Committee and following lengthy consideration it was **RESOLVED:-** To approve the application in accordance with the recommendation of the Service Director Planning.

(Note: A motion to refuse the application on the grounds of its impact on the character and appearance of the proposals and its impact on the amenity of the area was lost).

(Note: County Borough Councillors P. Jarman and J. Williams requested that it be recorded that they objected to the approval of the application.)

- (5) Application – 17/1154 – Extra Care Housing incorporating 40 new extra care Apartments, communal facilities, landscaping and parking provision, 27 Club Street, Aberaman, Aberdare

In accordance with adopted procedures, the Committee received the following public speakers, each being afforded five minutes to present their views on the above-mentioned application:-

- Mr. M. Southhall (Agent)
- Mr C. Terry (Objector)

(Note: M. Samuel who had requested to speak on this application was not present to do so.)

(**Note:** The Development Service Manger informed Members of a late letter from Mr J Hayles relating to conditions in the application.)

The Development Service Manager then presented the application to the Committee and following lengthy consideration it was **RESOLVED:-** to defer the application for a site inspection to be undertaken by the Planning and Development Committee to consider the impact of the development on the surrounding area and the highways issues relating to Club Street; and that the site inspection be attended by officers from Planning and Highways Directorates.

119. 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: 16/0405 – Refurbishment of existing premises to create 2no. retail units and 2no. one bedroom flats along with new access stairwell and improved parking facilities to the side of the premises (Amended description) (Amended plans received 30/08/17) Southgate English & Chinese Takeaway, 3 Cardiff Road, Llantrisant, Pontyclun. In accordance with the recommendation of the Service Director Planning.
- (2) To Approve Application No: 17/0365 – Application for Approval of Reserved Matters to construct 17no. dwellings Land at Brynna Llanharan in accordance with the recommendation of the Service Director Planning.
- (3) To Approve Application No: 17/1059 – Application for the erection of Class B1/B2/B8 units and associated parking and servicing. (Flood Consequences Assessment received 16/11/17), Unit 12, Hepworth Business Park, Talbot Green, Pontyclun accordance with the recommendation of the Service Director Planning.

- (4) To Approve Application - 17/1168 - Change of Use - A1 to A3. to develop the property into a freehouse micro-pub and bottle-shop. Minor changes to the exterior of the premises to include a painted sign and semi-frosted glass. Internally, the only changes will be the addition of a bar and display to the rear, seating, decoration and additional display shelving/fridges, 30c Cowbridge Road, Pontyclun in accordance with the recommendation of the Service Director Planning
- (5) To Defer Application - 17/1201 - Change of use of dwelling house (Class C3) to HMO (Class C4), 53 Kingsland Terrace, Treforest. Pontypridd, for a Site Inspection to be undertaken by the Planning and Development Committee for substantial reasons, to consider the impact of the development on the surrounding area.

(Note: The Development Service Manger informed Members of a late letter from South Wales Police and Public Health and Protection containing their observations of the proposals)

- (6) To Approve Application No. Application – 17/1240 – Proposed erection of 6no. floodlighting columns and associated works.(The relocation and resurfacing of existing sports pitch, resurfacing of existing emergency access track, replacement of existing fencing and associated drainage infrastructure works are to be commenced under the Permitted Development Order but are included in this application for completeness) Ferndale Community School, Excelsior Terrace, Maerdy, Ferndale in accordance with the recommendation of the Service Director Planning subject to the addition of the following extra condition:
- No HGV deliveries shall take place during the construction period between the hours of 7:30 – 9:00am and 14:45 – 16:00pm weekdays to and from the site.
Reason: In the interests of highways safety and the free flow of traffic.

(Note: The Development Service Manger informed Members of a late letter from Highways Development Control advising no objection to the application subject to the additional condition referred to above)

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 27/11/ 2017 and 15/12/ 2017.

S.REES

CHAIR

The meeting closed at 19:05 p.m.