

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, 1st February, 2018 at 5 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

J.Bonetto	D. Grehan	P. Jarman
G. Caple	W. Owen	S. Powell
A. Davies – Jones	G. Hughes	D. H. Williams
	J. Williams	

Non – Committee Local Members in attendance County Borough Councillors

R. Bevan J. Brencher , H. Fychan, G. Hopkins, L. De – Vet, S. Evans and
S. Rees - Owen

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

121. DECLARATIONS OF INTEREST

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

122. 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.

123. 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.

124. MINUTES

RESOLVED – to approve as an accurate record the minutes of the meeting of the Development Committee held on the 7th December 2017.

125. 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.

126. APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No.17/1217 – The refurbishment and retention of the ground floor retail unit (A1), residential conversion of the first floor and erection of an additional floor and additional space to the rear of existing building to create 16 affordable and 6 market residential units, retention of basement for car parking and associated works at Unit 100 – 102 Taff Street, Pontypridd (Amended description 21st December 2017), Former Marks and Spencer 100 – 102 Taff Street, Pontypridd.

In accordance with adopted procedures, the Committee received Mr Hurley (Agent), who was afforded five minutes to address Members on the application.

The Committee noted that Mr Mead who had requested to address Members in objection to the above –mentioned proposal was not present to do so

Non- Committee/ Local Members – County Borough Councillor J, Brencher and H Fychan presented their concerns on the application.

(Note: The Development Service Manager outlined the content of late letters received from Business Improvement District Pontypridd in support, a letter

from Mr B. Mead objecting to the application along with a letter from Local Member County Borough Councillor J. Brencher putting her views forward.)

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

127. APPLICATIONS RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS

(1) Application – 17/1132 – Proposed re-located vehicular access and new realigned wall to front of property on to A473 – The Bungalow, The Square, Llanharan, Pontyclun.

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. Phillips (Applicant)
- Mr Watkins (Supporter)

Non- Committee/ Local Member – County Borough Councillor G. Hopkins presented his views in support of the application.

(Note: The Development Service Manager outlined the content of a late letter received from Kings Davies & Partners Solicitor advising that the owner of the adjoining property was withdrawing permission to utilise the existing access to the property .)

The Development Service Manager then presented the application to the Committee and following lengthy consideration as Members were minded to approve the application contrary to the recommendation of the Service Director Planning as Members considered the closing of the existing access point and the opening of the new proposed access would not have an adverse impact upon highway safety in the vicinity 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 Director

of Legal and Democratic Services, upon the strengths and weaknesses of taking a decision contrary to the recommendation of the Service Director Planning.

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

128. SITE INSPECTION APPLICATION INVOLVING PUBLIC SPEAKERS

(1.) Application No. 17/1154/10 – Extra Care Housing incorporating 40 new Extra Care Apartments, communal facilities, landscaping and parking provision. 27 Club Street, Aberaman, Aberdare, Cf44 6TN

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 Southall (Agent)
- Mr C Terry (Objector)
- Mr J Powell (Objector)
- Mr D Hammond (Objector)

The agent then exercised his right to respond to the objector's comments.

The Committee noted that Mr M Roberts, Mr M Neal who had requested address Members in objection to the above –mentioned proposal was not present to do so.

Non – Committee Local Members – County Borough Councillors L. De-Vet and S. Evans also addressed the Committee putting forward their view in respect of the above application.

The Development Service Manager reported orally on a “late” letter received from the agent supporting the application.

Pursuant to Minute 118(5) (Planning and Development Committee 4th January 2018 the Director, Legal and Democratic reported on the outcome of a site visit held on the 16th January 2018 to consider the height and scale of the building and the effect of the increased traffic within the vicinity. The application was recommended for approval by the Service Director Planning.

Following consideration of the application it was **RESOLVED** in accordance with the recommendation of the Service Director Planning to approve the Application subject to the removal of Condition 5 as it was not necessary as

the drainage requirements were covered by Condition 6 and subject to the amendment of Condition 8 to “ Works to the highway, for the length of the site frontage shall be carried out prior to the first beneficial occupation of the building hereby approved, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
The development be completed in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety of the locality, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan .

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

(2) Application No: 17/0407 – The Refurbishment and retention of the ground floor retail unit (A1), conversion of first floor and erection of 3 additional floors for residential accommodation (C3) (31 one bed flats, 13 two bed flats), retention of basement for car parking and associated works, Former Marks and Spencer, 100 – 102 Taff Street, Pontypridd.

The Development Service Manager report orally to Members that the applicant has withdrawn the above mentioned application.

129. APPLICATIONS RECOMMENDED FOR APPROVALS

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

(1) To approve Application No: 17/1218 – The remodelling and refurbishment of the interior and exterior of the Pontypridd YMCA including an extension to the rear of the site facing Morgan Street, Pontypridd. YMCA, Crossbrook Street, Pontypridd in accordance with the recommendation of the Service Director Planning.

(2) To defer Application No: 17/1231 – Demolition of Former Public House and construction of 9no: Affordable apartments, car parking, landscaping and associated works, The Griffin Public House, 48 – 49 Carne Street , Pentre to allow additional information to be gained fro the Developer with regard to the vacancy date of the premises.

(NOTE: The Development Services Manager advised Members that if they were minded to approve the application the Conclusion in the report should be

amended to remove reference to the completion of a Section 106 Agreement as one was not required).

(3) To approve Application No: 17/1281 – Proposed pair of 3 bedroom semi detached houses 16 – 163 Tyntyla Road, Llwynypia, Tonypany in accordance with the recommendation of the Service Director Planning.

130 DEFERRED APPLICATIONS

- (1) Application No: 17/0650/10 – Demolition and rebuild of existing garage, land opposite 28/29 The Avenue, Pontygwaith, Ferndale

Following consideration of the matter Members **RESOLVED-** to refuse the Application contrary to the recommendation of the Service Director Planning as Members considered the proposed garage by virtue of its scale and design, would represent an overbearing structure that would be out of character with the area and detrimental to the amenity of neighbouring properties and the visual amenity of the area contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

131. 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 18/12/ 2017 and 19/01/ 2018.

**S.REES
CHAIR**

The meeting closed at 19:15 p.m.