

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**Minutes** of the meeting of the Development Control Committee held at the County Borough Council Offices, The Pavilions, Clydach Vale on Thursday, 21 November 2013 at 5.00 p.m.

**PRESENT**

County Borough Councillor R.B.McDonald – in the Chair

**County Borough Councillors**

(Mrs) T.A.Bates	G.Holmes	G.Stacey
D.R.Bevan	P.Howe	(Mrs) M.Tegg
J.Bonetto	P.Jarman	R.K.Turner
S.A.Bradwick	(Mrs) S.J.Jones	L.G.Walker
J.Bunnage	R.Lewis	(Mrs) J.S.Ward
A.Calvert	C.J.Middle	P.Wasley
P.Cannon,QPM	A.Morgan	M.J.Watts
S.L.Carter	B.Morgan	M.O.Weaver
(Mrs) J.Cass	M.A.Norris	M.Webber
W.J.David	I.Pearce	E.Webster
A.L.Davies,MBE	S.Powderhill	W.D.Weeks
C.Davies	K.A.Privett	C.J.Williams
J.Davies	S.Rees	D.H.Williams
G.R.Davies	S.Rees-Owen	T.Williams
(Mrs) M.E.Davies	(Mrs) A.Roberts	C.J.Willis
M.Griffiths	J.Rosser	R.Yeo
P.Griffiths	R.W.Smith	

**Officers in Attendance**

Mr.S.Gale – Service Director, Planning  
Mr.D.J.Bailey – Development Control Manager  
Mr.C.Jones – Development Control Manager  
Mr.S.Humphreys – Principal Solicitor  
Mr.S.Zeinalli – Highways Development & Adoption Manager

**127 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors L.M.Adams, P.Baccara, H.Boggis, A.Christopher, A.Crimmings, (Mrs) A.Davies, (Mrs) L.De Vet, J.Elliott, S.M.Evans-Fear, M.Forey, A.S.Fox, (Mrs) E.Hanagan, G.E.Hopkins, J.S.James, W.L.Langford, (Mrs)

C.Leyshon, S.Lloyd, K.Montague, K.Morgan, S.Pickering, M.J.Powell, G.Smith, B.Stephens and G.Thomas.

## **128 DECLARATIONS OF INTERESTS**

The following declarations of personal interests were received:

- (1) from County Borough Councillor T.Williams in respect of Application No.13/0642 - Outline planning permission to build three new detached dwellings in the grounds of the adjacent properties, Maesycoed and Y-Wern off Llwydcoed Road, Nr. Aberdare with the matters for appearance, landscaping layout and scale reserved, Land In The Grounds Of Adjacent Properties, Maesycoed And Y Wern, Off Llwydcoed Road, Llwydcoed, Aberdare - "I work for Mr.Sheppard of A.& J.M.Sheppards, who is the applicant, it is also a prejudicial interest and I will leave the meeting for this item".
- (2) from County Borough Councillor C.J.Williams in respect of Application No.13/0945 - First floor extension to form a bedroom, shower room and toilet (Re-submission), 5 St John's Street, Cymmer, Porth – "The application site is very close to my home and the development area is easily viewable from within and outside my home, it is also a prejudicial interest and I will leave the meeting for this item".
- (3) from County Borough Councillor P.Wasley in respect of Application No.13/1001 - Sun room extension, Linsdale, Gwern Heulog, Tonyrefail, Porth – "I am the applicant but I will address the Committee under paragraph 14(2) of the Code of Conduct and then leave the meeting as it is also a prejudicial interest".
- (4) from County Borough Councillor G.R.Davies in respect of Application No.13/0674 - Retention of single storey timber garage, out buildings and change of use of land to Vintage Vehicle Hire at rear of Noddfa, Cowbridge Road, Talygarn – "Applicant is known to me".

## **129 HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS**

**RESOLVED** to note, that when 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.

**130 CHANGES 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.

**131 SITE INSPECTION INVOLVING PUBLIC SPEAKERS**

**Application No.13/0841 – Erection of a single storey extension to the rear – 16 Jeffrey Street, Caegarw, Mountain Ash**

In accordance with adopted procedures, the Committee received Mr.N.Jones (Objector) and Mrs.B.Harris (Objector), each being afforded five minutes to address the Committee on the above-mentioned application.

Pursuant to Minute No.112(4) (Development Control Committee, 17 October 2013), the Director, Legal & Democratic Services reported on the outcome of a site inspection held on 4 November 2013 to consider the impact of the proposal on residential amenity. The application was recommended for approval by the Service Director, Planning subject to conditions.

Following a discussion, it was **RESOLVED** that subject to the applicant revising the plans to reduce the width of the rear extension to ensure the extension is 600 mm away from the boundary with the neighbouring property, delegated powers be granted to the Service Director, Planning to approve the amended application as Members were concerned about the effect of the extension in its current proposed form on the neighbouring property, however, if such revision is not forthcoming, the original application be reported back to the Committee for further consideration.

**132 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKER**

**Application No.13/0945 – First Floor extension to form a bedroom, shower room and toilet (re-submission) – 5 St. John’s Street, Cymmer, Porth**

(**Note:** Having previously declared a prejudicial interest the above-mentioned application (Minute No.128(2) refers), County Borough Councillor C.J.Williams left the meeting for the item).

In accordance with adopted procedures, the Committee received Mrs.J.Paine (Objector), who was afforded five minutes to address Members on the proposal. Mr.J.Paine (Objector) had also requested to speak but declined the opportunity to do so at the meeting.

It was **RESOLVED** to defer consideration of the application for a site inspection to be attended by the Chairman and Vice-Chairman of the Development Control Committee and a Member of the largest Opposition Group in consultation with the Local Members for Cymmer and that a report thereon be reported back to the Development Control Committee for consideration.

(**Note:** County Borough Councillor M.Tegg requested the above-mentioned site inspection for the substantial reason, to consider the impact of the proposal on the neighbouring property).

### **133 APPLICATIONS RECOMMENDED FOR APPROVAL**

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

In respect of Application No.13/0910 – Alterations to and subdivision of existing Class A1 retail unit to provide up to five Class A1, A3 and mixed A1/A3 units, car park alterations and ancillary works – Comet Plc, Unit 1, Talbot Green Retail Park, Talbot Green – the Development Control Manager reported orally on the need to re-word suggested Conditions 5 and 6 (page 70 of the report) to state “Prior to beneficial occupation” and not “Prior to the commencement of development”.

Following consideration of the report, it was **RESOLVED** –

- (1) To approve the under-mentioned applications in accordance with the recommendations of the Service Director, Planning:

**13/0389** – Change of fascia sign – 25 Mill Street, Tonyrefail

**13/0490** – Erection of detached garage to rear of property – 48 Jubilee Road, Godreaman, Aberdare

**13/0712** – Retention of deck within rear garden of Plot 3, Erw Hir, Llantrisant

**13/0802** – Proposed erection of a detached dwelling – Land adjacent to 44 Bransby Road, Penygraig, Tonypany

**13/0843** – Installation of dust extraction plant, access steps and platform – The Wood Yard, Forest Road, Taffs Well

**13/0891** – The siting of a temporary demountable classroom unit – Ty Gwyn Sen Centre, Cefn lane, Glyncoch

**13/0905** – Construction of residential semi-detached dwellings – Plots 1 and 1a Park View, Abercynon

**13/0971** – Installation of a 61.5m high wind monitoring mast – Bwlfa Farm, Pentre

**13/0986** – Change of use of former chapel to dwelling house – Horeb Chapel, Horeb Terrace, Llwydcoed, Aberdare

**13/1001** – Sun room extension – Linsdale, Gwern Heulog, Tonyrefail

**(Note:** Having previously declared a personal and prejudicial interest in Application No.13/1001 above (Minute No.128(3) refers), County Borough Councillor P.Wasley spoke on the item and then left the meeting).

- (2) To defer Application No.**13/0642** – Outline planning permission to build three new detached dwellings in the grounds of the adjacent properties, Maesycoed and Y-Wern off Llwydcoed Road, Nr.Aberdare with the matters for appearance, landscaping layout and scale reserved – Land in the Grounds of adjacent properties, Maesycoed and Y-Wern, off Llwydcoed Road, Llwydcoed, Aberdare – for a site inspection to be attended by the Chairman and Vice-Chairman of the Development Control Committee and a Member of the largest Opposition Group in consultation with the Local Members for Aberdare West/Llwydcoed and that a report thereon be submitted to the next appropriate meeting of the Development Control Committee for consideration.

**(Note:** The above-mentioned site inspection was requested by County Borough Councillor S.Rees for the substantial reason, to consider highways issues and the impact on neighbours).

**(Note:** Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No.128(1) refers), County Borough Councillor T.Williams left the meeting for this item).

- (3) In accordance with the recommendation of the Service Director, Planning, to approve Application No.**13/0910** – Alterations to and subdivision of existing Class A1 retail unit to provide up to five Class A1, A3 and mixed A1/A3 units, car park alterations and ancillary works – Comet Plc, Unit 1, Talbot Green Retail Park, Talbot Green – subject to Conditions 5 and 6 being re-worded to state “Prior to beneficial occupation” and not “Prior to the commencement of development”.

## **DEFERRED APPLICATION**

### **134 APPLICATION NO.13/0674 – RETENTION OF SINGLE STOREY TIMBER GARAGE, OUT BUILDINGS AND CHANGE OF USE OF LAND TO VINTAGE VEHICLAR HIRE AT REAR OF NODDFA, COWBRIDGE ROAD, TALYGARN, PONTYCLUN**

Pursuant to Minute No.113 (Development Control Committee, 17 October 2013) when Members were minded to approve the above-mentioned application contrary to the Officer's recommendation because they considered that, provided no maintenance to vehicles was undertaken and there was a limit put on the number of vehicles stored, there would be no impact on highway safety or residential amenity, the Service Director, Planning, in his report, provided his views on the proposal and stated that if Members were still minded to approve the application, the conditions listed in the report were recommended.

The Development Control Manager reported orally that a "late" communication had been received from the applicant's agent requesting a deferral of the application to discuss the proposed conditions with the Council and on receiving this information, the Committee **RESOLVED** to defer the application at the request of the applicant.

### **134 INFORMATION REPORT**

In his report, the Service Director, Planning set out information relating to Planning and Enforcement Appeals Decisions Received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 28 October - 8 November 2013 and it was **RESOLVED** to note the report.

**R.B.McDONALD  
CHAIRMAN**

The meeting terminated at 5.35 p.m.