

**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, 20 February 2014 at 5 p.m

**PRESENT**

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

**County Borough Councillors**

D.R.Bevan	P.Howe	(Mrs) A.Roberts
J.Bonetto	J.S.James	J.Rosser
S.A.Bradwick	P.Jarman	R.W.Smith
J.Bunnage	(Mrs) S.J.Jones	B.Stephens
A.Calvert	(Mrs) C.Leyshon	(Mrs) M.Tegg
P.Cannon,QPM	C.J.Middle	L.G.Walker
S.Carter	A.Morgan	(Mrs) J.S.Ward
A.Crimmings	B.Morgan	P.Wasley
W.J.David	M.A.Norris	M.O.Weaver
(Mrs) A.Davies	I.Pearce	W.D.Weeks
M.Forey	S.Pickering	C.J.Williams
M.Griffiths	S.Powderhill	C.J.Willis
(Mrs) E.Hanagan	K.A.Privett	R.A.Yeo
G.Holmes	S.Rees-Owen	

**Officers in Attendance**

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

**173 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors L.M.Adams, P.Baccara, (Mrs) T.A.Bates, H.Boggis, (Mrs) J.Cass, A.Christopher, A.L.Davies,MBE, C.Davies, J.Davies, G.R.Davies, (Mrs) M.E.Davies, S.M.Evans-Fear, P.Griffiths, G.E.Hopkins, W.L.Langford, R.Lewis, S.Lloyd, K.Morgan, M.J.Powell, S.Rees, G.Stacey, R.K.Turner, G.Thomas, M.J.Watts, (Mrs) M.Webber, E.Webster, D.H.Williams and T.Williams.

#### **174 ANNOUNCEMENT**

County Borough Councillor A.Morgan informed Members of the sudden bereavement yesterday of Howard Thomas, who worked in the Highways Infrastructure Department within the Council. On hearing the sad news, Members stood in silence as a mark of respect.

#### **175 DECLARATIONS OF INTERESTS**

The following declarations of personal interests in matters pertaining to the agenda were received:

- (1) From County Borough Councillor D.R.Bevan in respect of Application No.13/1026 – One detached building to accommodate main business office (B1 Use) – Taffs Well Library, Cardiff Road, Taffs Well – “One of the objectors is a longstanding personal friend, it is also a prejudicial interest and I will leave the meeting for this item”.
- (2) From County Borough Councillor R.W.Smith in respect of Application No.13/0988 – Single Family Detached Dwelling – Ty Berw Cottage, Hafod Lane, Pantygraigwen, Pontypridd – “The owner of the land is known to me in a personal capacity and is also my ward colleague”.
- (3) From County Borough Councillor P.Howe in respect of Application No. 13/1026 – One detached building to accommodate main business office (B1 Use) – Taffs Well Library, Cardiff Road, Taffs Well – “Public Speaker, Robert Summerhill, is a good friend of mine, it is also a prejudicial interest and I will leave the meeting for this item”.
- (4) From County Borough Councillor C.Leyshon in respect of Application No.13/0988 – Single Family Detached Dwelling – Ty Berw Cottage, Hafod Lane, Pantygraigwen, Pontypridd – “I am the owner of the land, it is also a prejudicial interest and I will leave the meeting for this item”.

#### **176 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.

#### **177 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.

**178 SITE VISIT INVOLVING PUBLIC SPEAKER**

**Application No.13/0988 – Single Family Detached Dwelling – Ty Berw Cottage, Hafod Lane, Pantygraigwen, Pontypridd**

(**Note:** Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No.175(4) refers), County Borough Councillor (Mrs) C.Leyshon left the meeting for this item)

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

Pursuant to Minute No.166 (Development Control Committee, 16 January 2014), the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken on 27 January 2014 in respect of the proposal which was recommended for refusal for the reasons outlined in the report of the Service Director, Planning.

Following consideration of the matter, it was **RESOLVED** that as Members were minded to approve the application contrary to the recommendation of the Service Director, Planning because they considered the proposed development would not be harmful to the visual qualities of the area and would not be detrimental to highway safety, the matter be deferred to the next appropriate meeting of the Development Control Committee for a report from the Service Director, Planning, if necessary, in consultation with the Director, Legal and Democratic Services, upon the strengths and weaknesses of taking a decision contrary to recommendation, prior to determining the matter.

**179 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS**

**(1) Application No.13/1010 – Proposed development of “3G” artificial surface training pitch with associated car parking and access – Llwynceilyn Football Ground, Nythbran Terrace, Porth**

In accordance with adopted procedures, the Committee received Mr.C.Booth (Applicant), Mr.C.Morgan (Agent) and Mrs.R.Griffiths (Objector), each being afforded five minutes to address Members on the proposal. Mrs.M.Williams (Objector) had also requested to speak but declined the invitation to do so as Mrs.Griffiths had also spoken on her behalf. The Applicant declined the invitation to respond to the Objector’s comments.

Following consideration of the proposal, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

**(2) Application No.13/1026 – One detached building to accommodate main business office (B1 use) (Amended parking layout received 16/01/14 and amended site location plan received 24/01/14) – Taffs Well Library, Cardiff Road, Taffs Well**

**(Note:** Having declared personal and prejudicial interests in the above-mentioned application (Minute No.175(1) & (3) refer, County Borough Councillors D.R.Bevan and P.Howe left the meeting for this item).

In accordance with adopted procedures, the Committee received Mr.R.Summerhill (Agent) and Mr.A.Toghill (Objector), each being afforded five minutes to address Members on the proposal. Mr.Summerhill exercised his right to respond to the Objector's comments.

Following consideration of the matter, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to Condition No.4 being deleted and an alternative condition being imposed to require the applicant to provide a Construction Management Plan for consideration and approval prior to any development taking place on site.

**(3) Application No.13/1228 – Change of use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Services) – Blockbuster Video Express, 24 Victoria Square, Aberdare**

In accordance with adopted procedures, the Committee received Ms.R.Flounders (Agent), who was afforded five minutes to address Members on the proposal.

Following consideration of the matter, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

**(4) Application No.13/1278 – Installation of an energy saving evaporative cooling system – Data Centre, Ty Bronwydd, Bronwydd Avenue, Cymmer, Porth**

**RESOLVED** to defer consideration of the above-mentioned proposal for a site inspection to be undertaken 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 Porth and a report thereon be submitted to the next appropriate meeting of the Committee for consideration.

**(Note:** County Borough Councillor C.J.Williams requested the above-mentioned site inspection for the substantial reason, to evaluate the visual impact of the proposal).

**(Note:** The Chairman informed the person present to address the Committee in relation to the application that if she wished to speak at the meeting when

the matter was next considered, she would have to submit new requests to do so).

**180 APPLICATION RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS**

**Application No.13/1240 – Application for a Lawful Development Certificate for the proposed use as a house in multiple occupation (up to 6 residents) – 1 Tudor Place, Aberaman, Aberdare**

In accordance with adopted procedures, the Committee received Mrs.B.Melksham (Objector), who was afforded five minutes to address Members on the proposal. Mr.S.Courtney (Agent) had also requested to speak but was not present to do so.

Following consideration of the proposal, it was **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning.

**181 SITE VISIT**

**Application No.13/1077 – Change of Use from Office to A3 Cafe (amended plans received 4 December 2013) – The Coach Station, Llantrisant Road, Llantwit Fardre**

Pursuant to Minute No.168 (Development Control Committee, 16 January 2014), the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken on 27 January 2014 in respect of the above-mentioned proposal which was recommended for approval subject to conditions.

Following consideration of the report, it was **RESOLVED** that as Members were minded to refuse the above-mentioned application contrary to the recommendation of the Service Director, Planning because they considered the proposed change of use would exacerbate existing on-street parking problems in the vicinity of the site to the detriment of highway safety, the matter be deferred to the next appropriate meeting of the Development Control Committee for a report from the Service Director, Planning, if necessary, in consultation with the Director, Legal and Democratic Services, upon the strengths and weaknesses of taking a decision contrary to recommendation, prior to determining the matter.

**182 APPLICATIONS RECOMMENDED FOR APPROVAL**

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

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:

**10/1118** – Development of frencing, remediation, repair and maintenance works to retain Grade II\* listed cooling towers within parkland setting – Cooling Tower, Cwm Coking Works, Tynant

**13/1020** – Reconstruction and repositioning of rear garden retaining wall – 13 Bryn Terrace, Llantrisant Road, Llantwit Fardre

**13/1274** – Erection of two semi-detached three storey four bedroom houses – Land adjacent to Richmond House, Fothergill Street, Abernant, Aberdare

**13/1324** – To erect 2 no. Garages on existing plots nos. 3 & 5 utilising existing floor bases – Land adjacent to No.1 Glanavon Terrace, Gilfach Goch

**13/1357** – Variation of condition 1 of planning approval 13/0126 to extend the time limit from 3 to 9 months for works to be carried out – 11 The Chestnuts, Miskin, Pontyclun

- (2) To approve application no.**12/1215** – Development of 6 terraced houses (amended details received 17/04/13) – Land adjacent to 138 Dyffryn Street, Ferndale in accordance with the recommendation of the Service Director, Planning subject to delegated powers being granted to the Service Director, Planning to negotiate a Section 106 Agreement (in consultation with the Local Members) to secure:

- (i) payment of a Transport Tariff (£9,024)
- (ii) financial contribution towards providing additional street lighting at the nearby road junction
- (iii) the applicant undertaking to pay all reasonable costs associated with the preparation of the legal agreement.

- (3) To approve application no.**13/1260** – Construction of two dwellings – Ynysybwl Youth Centre, Ffordd Gower Davies off New Road, Ynysybwl – in accordance with the recommendation of the Service Director, Planning subject to the deletion of suggested Condition No.16 as this replicates Condition No.15.

## **183 APPLICATION RECOMMENDED FOR REFUSAL**

**Application No.13/0658 – Installation of 500kW wind turbine (39m rotor, 50m tower) at Penrhiwfer Farm – Land associated with Penrhiwfer Farm, Tonypandy**

The Service Director, Planning set out details of the above-mentioned application which was recommended for refusal.

At the meeting, the Development Control Manager reported that a “late” letter received from Cardiff Airport confirmed no objection to the development.

It was **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning.

## **184 DEFERRED APPLICATION**

**Application No.13/0547 – Demolition of Existing Buildings and Redevelopment to provide a Lidl Foodstore with associated car parking, access and servicing (revised site boundary received 20/11/2013) – Rhondda Cynon Taf CBC, Millfield Depot, Rhondda Road, Pontypridd**

Pursuant to Minute No.164 (Development Control Committee, 16 January 2014) when Members were minded to refuse the above-mentioned application contrary to the Officer's recommendation because they considered the proposed development would create a detrimental impact on highway safety owing to additional traffic that would be generated in an area that already suffers from serious traffic congestion and hazards, the Service Director, Planning presented his views on the proposal and Members' suggested reason for refusal.

The Service Director, Planning recommended approval of the application in accordance with his original recommendation but stated that if Members were still minded to refuse the application, the reason set out in his report could reflect the views expressed.

Following a lengthy discussion, it was **RESOLVED** contrary to the recommendation of the Service Director, Planning, to refuse the application for the following reason:

“The proposed development if allowed would result in additional traffic and vehicular turning movements at the proposed junction with the A4058 where traffic is merging into a single lane to the detriment of highway safety and the free flow of traffic.”

## **185 INFORMATION REPORT**

In his report, the Service Director, Planning provided Members with information in relation to Planning and Enforcement Appeals Decisions Received, Delegated Decisions (Approvals and Refusals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions and it was **RESOLVED** to note the report.

**R.B.McDONALD  
CHAIRMAN**

The meeting terminated at 7.15 p.m.