

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**Minutes** of the meeting of the Development Control Committee held at The Pavilions, Clydach Vale on Thursday, 3 July 2014 at 5.00 p.m.

**PRESENT**

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

**County Borough Councillors**

L. M. Adams	(Mrs) M. Tegg
J. Bonetto	G. Thomas
M. Griffiths	(Mrs) J. S. Ward
P. Jarman	P. Wasley
R. Lewis	E. Webster
S. Rees	W. D. Weeks
G. Stacey	

**Officers in Attendance**

Mrs.J.Cook – Director, Regeneration & Planning

Mr.D.J.Bailey – Development Control Manager

Mr.S.Humphreys – Principal Solicitor

Mr.T.Jones – Highways Officer

**18 APOLOGY FOR ABSENCE**

Apologies for absence were received from County Borough Councillors G. Smith and (Mrs) L. De Vet.

**19 DECLARATIONS OF INTERESTS**

In accordance with the Code of Conduct, County Borough Councillor L. M. Adams declared a personal interest in respect of Application No. 14/0187 - Change of use from Guest House (C1) to a house of multiple occupation for up to 6 people (in this instance veterans from the armed services) (Amended application details received 14<sup>th</sup> and 18<sup>th</sup> March 2014) – The Mount, Lanpark Road, Pontypridd – “The owner is a personal friend of mine whom I have a longstanding relationship with, it is also a prejudicial interest but in accordance with Section 14(2) of the Code, I will speak on the item and then leave the meeting”

**20     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.

**21     MINUTES**

**RESOLVED** to approve as an accurate record the minutes of the meeting of the Development Control Committee held on 19 June 2014.

**22     REQUESTS FOR SITE INSPECTIONS**

There were no requests from Committee Members to convene site inspections in relation to applications listed on the agenda.

**23     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.

**24     SITE INSPECTION INVOLVING PUBLIC SPEAKERS**

**Application No. 14/0187 – Change of use from Guest House (C1) to a house of multiple occupation for up to 6 people (in this instance veterans from the armed services) (Amended application details received 14<sup>th</sup> and 18<sup>th</sup> March 2014) – The Mount, Lanpark Road, Pontypridd**

In accordance with adopted procedures, the Committee received the following speakers who were each afforded up to five minutes to address the Committee:-

Mr Steve Cook (Agent)  
Mr Geoffrey Willis (Applicant)  
Mrs Haley Jones (Objector)  
Mr Mathew Barnett (Objector)  
Mrs Lisa Porph (Objector)  
Mr John James (Objector)

Mr Steve Cook (Agent) declined the opportunity to respond to the objectors' comments.

Non-Committee/Local Member – County Borough Councillor S. Carter also addressed the Committee on the proposal.

Pursuant to Minute No.255 (Development Control Committee, 15 May 2014), the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken on 23 June 2014 to consider the impact of the proposal upon the surrounding area, highways and community safety. The application was recommended for approval by the Service Director, Planning subject to conditions as set out in Appendix 1.

The Development Control Manager reported orally at the meeting on a 'late' letter received from Inspector Nigel Griffiths of South Wales Police highlighting concerns of the cumulative effect the premises could potentially have on the immediate area.

The Development Control Manager also informed Committee that the applicant had since lodged an appeal against non-determination of the application and therefore, Members could only consider how they would have determined the matter had they been given the opportunity to do so.

Following lengthy consideration of the application it was **RESOLVED** that had the Committee been given the opportunity to determine the matter, the application would have been approved in accordance with the recommendation of the Service Director, Planning subject to an additional condition requiring the three windows on the side elevation to be fitted with obscure glazing.

(**Note:** Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No. 19 refers), County Borough Councillor L.M.Adams spoke on the item in accordance with Paragraph 14(2) of the Code of Conduct and then left the meeting)

## **25      APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS**

**Application No. 14/0484 - Change of use from Public House to 6 residential units with associated exterior alterations and internal parking area (Amended location 19/05/2014), Former Castle Ivor Public House, 14 Jenkins Street, Hopkinstown, Pontypridd**

(**Note:** At this juncture in the proceedings and in accordance with the Code of Conduct, County Borough Councillor M. Griffiths declared a personal interest in relation to the application stating "I know the Agent")

In accordance with adopted procedures the Committee received Mr Robert Rogers (Agent) who was afforded up to five minutes in which to address committee.

Non-Committee/Local Members – County Borough Councillors (Mrs) C. Leyshon and R. W. Smith also addressed the Committee on the proposal.

The Development Control Manager reported orally at the meeting on a 'late' letter received from Mr Nick Howard highlighting his concerns in respect of car parking, loss of privacy, access issues and lack of amenity space. The Manager added that a total of 240 late letters had been submitted all referring to the same issues.

Following consideration of the report, it was **RESOLVED** to approve the above-mentioned application in accordance with the recommendation of the Service Director, Planning subject to the imposition of a Grampian Condition requiring the applicant to undertake works to the highway to ensure safe access and egress of the garage such works to be agreed with the Council's Highways department and undertaken prior to the commencement of the development and to an additional condition requiring obscure glazing to the top window in the Foundry Road elevation and also subject to the applicant entering into a Section 106 legal agreement, the Heads of Terms of which are:-

- Payment of a commuted sum equivalent to 30% of the open market value of one no. two bedroom apartment within the local vicinity of the application site (the value should be based on figures which are correct at the time the development is commenced). Payment of the commuted sum is to be made following occupation of the third residential unit.
- That the applicant undertakes to pay all reasonable costs associated with the preparation of the legal agreement.

## **26     APPLICATION RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS**

**Application No. 13/0960 - Installation of a 500kW wind turbine and associated infrastructure, Bwlfa Farm, Pentre.**

In accordance with adopted procedures the Committee received the following speakers who were each afforded up to five minutes in which to address the Committee:-

Mr Oliver Buxton (Agent)  
Mrs Shan Farr (Applicant)  
Mr Tim Wright (Objector)

Mr Oliver Buxton (Agent) exercised his right to respond to the objector's comments.

The Development Control Manager reported orally at the meeting on a petition containing 161 signatures in support of the application.

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

(**Note:** At this juncture in the proceedings County Borough Councillor R.B.McDonald vacated the Chair in favour of the Vice-Chair, County Borough Councillor D.R.Weeks)

## **27 SITE INSPECTION**

### **Application No. 14/0250 – New vehicular access, boundary walls and parking area – 63/64 Glyngwyn Street, Mountain Ash**

Pursuant to Minute No.247 (3) (Development Control Committee 1st May 2014) the Director, Legal & Democratic Services reported on the outcome of a site inspection undertaken on 23 June 2014 to consider highways concerns regarding the proposal. The application was recommended for approval by the Service Director, Planning subject to conditions as set out in Appendix 1.

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

(**Note:** County Borough Councillor J. S. Ward wished her attendance at the site visit held on the 23<sup>rd</sup> June 2014 to be noted as it was inadvertently omitted from the report).

## **28 APPLICATIONS RECOMMENDED FOR APPROVAL**

### **(1) Application No. 13/0778 – Two storey extension to create 14 bedrooms and associated ancillary accommodation, Ty Pentwyn Nursing Home, Pentwyn Road, Treorchy.**

Members **RESOLVED** to defer consideration of the application to enable Officers to enter into further negotiations with the applicant regarding the condition of both access/egress points.

(**Note:** At this juncture in the proceedings, the Chairman, County Borough Councillor R.B. McDonald, returned to take the Chair for the remainder of the meeting)

**(2) Application No. 14/0403 – Proposed two storey extension to rear, Bliss Beauty, 101 Talbot Road, Talbot Green, Pontyclun**

The Development Control Manager reported orally at the meeting that should Members be minded to grant the above-mentioned application consideration should be given to an additional condition requiring the applicant to provide details of a Traffic Management Scheme prior to works commencing. Following consideration of the report it was **RESOLVED** to approve the above-mentioned application in accordance with the recommendation of the Service Director, Planning subject to the additional condition as previously mentioned.

**OBSERVATIONS REQUESTED BY ADJACENT PLANNING AUTHORITY**

- 29 Application No: 14/0301 – Outline planning permission with all matters reserved except for access, for development comprising Class B1, B2 and B8 uses; A hotel/Residential training centre (CLASS C1/C2); and ancillary uses within class A1, A2, A3; Associated engineering and ground modelling works and infrastructure, car parking, drainage and access for all uses Provision of infrastructure (including Energy Centre(s)); Landscaping and all ancillary enabling works – Land South of Junction 34, M4, Hensol, Vale of Glamorgan. Observations requested by adjacent Planning Authority, The Vale of Glamorgan Council.**

In his report the Service Director, Planning set out details of the above-mentioned application, to be determined by the Vale of Glamorgan Council, and sought Members observations on the proposal.

It was **RESOLVED** to raise no objection, subject to:

1. The securing of a transport tariff contribution of £169,725 through a Section 106 Legal Agreement towards improving the strategic highway network
2. The formal consultation with and input from the Council on the Ecological Mitigation and Management Plan to be implemented as a result of the proposed development.

**30     INFORMATION REPORT**

In his report, the Service Director, Planning set out details of Delegated Decisions (Approvals and Refusals with reasons for the period 09/06/14 – 20/06/14 and it was **RESOLVED** to note the information.

**R. B. McDonald  
CHAIRMAN**

The meeting terminated at 7.20 p.m.

These minutes are subject to approval as an accurate record at the next appropriate meeting of the Development Control Committee

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