

**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, 17 July 2014 at 5 p.m.

**PRESENT**

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

**County Borough Councillors**

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

**Officers in Attendance**

Mr.S.Gale – Service Director, Planning

Mr.C.Jones – Development Control Manager

Mrs.L.Coughlan – Solicitor

Mr.S.Zeinalli – Highways Development & Adoption Manager

**31 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors L.De Vet and P.Wasley.

**32 DECLARATIONS OF INTERESTS**

In accordance with the Code of Conduct, the following declarations of interests were made in matters pertaining to the agenda:

- (i) County Borough Councillor L.M.Adams declared a personal and prejudicial interest in Application No.14/0754 – Part conversion of integral garage to form utility room – 11 Sovereign Gardens, Miskin, Pontyclun – “The applicant is a personal friend of mine and the daughter of my fellow Ward Colleague, I will leave the meeting for this item”.
- (ii) County Borough Councillor G.Stacey declared a personal and prejudicial interest in Application No.14/0633 – Change of use of

ground and lower floors to premises serving cold food and alcoholic and non alcoholic drinks (permanent permission to operate existing wine bar) –Old Council Offices, Llantrisant Road, Llantwit Fardre – “The applicant is a family friend and I will leave the meeting for this item”.

**33 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.

**34 REQUESTS FOR SITE INSPECTIONS**

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

**35 APPLICATIONS RECOMMENDED FOR APPROVAL**

In his report, the Service Director, Planning outlined applications recommended for approval.

The Development Control Manager reported orally on the following applications:

- (i) a late email received from County Borough Councillor P.Wasley, who was unable to attend today’s meeting, in respect of Application No.14/03349 – Residential Development of 14 Dwellings (Outline) – St. John’s Church Yard, Llantrisant Road, Tonyrefail – outlining various issues he wished to bring to the Committee’s attention regarding the proposed development;
- (ii) late letters received in respect of Application No.14/0443 – Erection of proposed convenience store and new Post Office facility with associated car parking, retaining wall, fence, landscaping, cycle parking, access and other associated works (amended plans and information received 03/06/14 and 05/06/14 – Proposed hours of operation amended to 7 a.m. – 11 p.m. seven days per week) – Land at School Street, Maerdy – from:
  - The owner of a neighbouring property claiming that he owned the development site and not the applicant -

Members were reminded that this was not a planning matter and was disputed by the applicant;

- The Applicant requesting the hours allowed for deliveries and collections included in proposed Condition 8 be increased to allow for early morning deliveries of newspapers to the store prior to 7 a.m.;

**RESOLVED –**

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

**13/0920** – Demolish existing lean-to and construct single storey mono-pitch extension to front elevation and canopy roof over front entrance – Retention of increased rear boundary wall (amended plans received 06/06/14) – 119 Buarth-Y-Capel, Ynysybwl, Pontypridd

**14/0633** – Change of use of ground and lower floors to premises serving cold food and alcoholic and non alcoholic drinks (permanent permission to operation existing wine bar) – Old Council Offices, Llantrisant Road, Llantwit Fardre

**14/0754** – Part conversion of integral garage to form utility room – 11 Sovereign Gardens, Miskin, Pontyclun

**(Note:** Having previously declared a personal and prejudicial interest in Application No.14/0633 referred to above (Minute No.32(ii) refers), County Borough Councillor G.Stacey left the meeting for this item)

**(Note:** Having previously declared a personal and prejudicial interest in Application No.14/0754 referred to above (Minute No.32(i) refers), County Borough Councillor L.M.Adams left the meeting for this item)

- (2)** To approve Application **14/0349** – Residential Development of 14 Dwellings (Outline) – St. John’s Church Yard, Llantrisant Road, Tonyrefail in accordance with the recommendation of the Service Director, Planning subject to the Developer entering into a Section 106 Agreement to ensure that 11 of the units are secured as Social Rented Tenure and 3 units are provided as Low Cost Home Ownership to be sold at 70% of market value to first time buyers from the Homestep Register.

- (3)** To approve Application No.**14/0443** – Erection of proposed convenience store and new Post Office facility with associated car parking, retaining wall, fence, landscaping, cycle parking, access and other associated works (amended plans and information received 03/06/145 and 05/06/14 – Proposed hours of operation amended to 7:00 a.m. to 11.00 p.m. seven days a week – Land at School Street,

Maerdy Road, Maerdy – in accordance with the recommendation of the Service Director, Planning subject to Condition No.8 being amended to read as follows:

“8. Other than the delivery of newspapers, hours of deliveries and collections from the site shall be restricted to the hours of 07:00 and 23:00 hours on any given day of the week.

Reason: To minimize the effects of the development upon neighbouring residential amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.”

### **DEFERRED APPLICATION**

**36     APPLICATION NO.13/1251 – CONVERSION OF BUILDING OF E2 OF COED Y LAN COMPREHENSIVE SCHOOL TO A DOMESTIC DWELLING – BUILDING E2, COED Y LAND COMPREHENSIVE SCHOOL, TYFICA ROAD, PONTYPRIDD**

Pursuant to Minute No.194(1) (Development Control Committee, 6 March 2014) when Members were minded to approve the above-mentioned application in accordance with Officer’s recommendation subject to the imposition of an additional condition requiring the applicant to provide details of parking for two cars, prior to works commencing on site, the Service Director, Planning advised Members that following consultation on the proposed condition, the applicant was unable to comply with the requirement to provide additional on-site parking for the reasons set out in his report.

The Service Director, Planning gave his views on the matter and recommended Members to remove their request for additional on-site parking to be provided and approve the application in accordance with the conditions set out in his original report attached as Appendix A.

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

Following lengthy consideration of the matter, it was **RESOLVED** to agree to remove the request for a condition to provide additional on-site parking and to approve the application in accordance with the conditions set out in Appendix A to the report, in accordance with the recommendation of the Service Director, Planning.

**37     INFORMATION REPORT**

In his report, the Service Director, Planning set out details of Planning and Enforcement Appeals Decisions Received, Delegated Decisions (Approvals and Refusals with reasons), Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 23/06/14 – 03/07/14 and it was **RESOLVED** to note the information.

**R.B.McDONALD  
CHAIRMAN**

The meeting terminated at 5.45 p.m.