

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, 2 October 2014 at 5 p.m.

PRESENT

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

County Borough Councillors

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

Officers in Attendance

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

80 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L.De Vet, P.Jarman, R.Lewis, C.J.Middle, (Mrs) J.S.Ward and P.Wasley.

81 DECLARATION OF INTERESTS

In accordance with the Code of Conduct, the following Declarations of Personal Interests were received in respect of matters pertaining to the agenda:

- (1) From County Borough Councillor E.Webster in respect of Application No.14/0734 – Two storey, five classroom extension connected to existing junior building and dining block via link corridors (revised bat report received 19/08/14) – Treorchy Primary School, Glyncoli Road, Treorchy – “I am a Governor of Treorchy Primary, it is also a prejudicial interest but I will speak on the item in accordance with Paragraph 14(2) of the Code and then leave the meeting”.

(2) From County Borough Councillor W.D.Weeks in respect of Application No.14/0404 – Construction of 40 dwellings, car parking, highway improvement works (including the diversion of a footpath), landscaping and associated works (amended plans received 27/06/14) – Land off Ty Gwyn Road, Church Village – “I was a Board Member of RCT Homes and at that time formed an opinion on this proposal, it is, therefore, a prejudicial interest and I will leave the meeting for this item”.

(3) From County Borough Councillor G.Stacey in respect of Application No.14/0404 – Construction of 40 dwellings, car parking, highway improvement works (including the diversion of a footpath), landscaping and associated works (amended plans received 27/06/14) – Land off Ty Gwyn Road, Church Village – “My Son works for RCT Homes”.

82 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.

83 REQUESTS FOR SITE INSPECTIONS

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

84 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.

85 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No.14/0404 – Construction of 40 dwellings, car parking, highway improvement works (including the diversion of a footpath), landscaping and associated works (amended plans received 27/06/14) – Land off Ty Gwyn Road, Church Village

In accordance with adopted procedures, the Chairman invited Mr.S.Courtney (Applicant's Agent) to address Members on the above-mentioned application but he declined the invitation to do so.

Following consideration of the proposal, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the developer entering into a Section 106 agreement to ensure that the site remains affordable/social housing in perpetuity.

(2) Application No.14/0620 – Redevelopment of the site to provide 70 dwellings with ancillary car parking, open space, access arrangements and landscaping – Land off Cardiff Road, Hawthorn, Pontypridd

At the invitation of the Chairman and agreement of the Committee, Non-Committee/Local Member – County Borough Councillor (Mrs) T.Bates – spoke on the application and asked the Committee to consider convening a site meeting in respect of the proposal.

It was **RESOLVED** to defer consideration of the application for a site inspection to be undertaken by the Committee to consider the impact of the proposed development on the surrounding area and highways issues.

(Note: The Chairman advised the persons present to address the Committee in relation to the application that if they wished to speak at the meeting when the matter was next considered, they would have to submit new requests to do so)

86 APPLICATION RECOMENDED FOR REFUSAL INVOLVING A PUBLIC SPEAKER

Application No.14/1001 – Wooden raised decking to level garden with patio area and fencing (Restrospective) (amended plans received 13/08/14) – 10 Country View Estate, Hawthorn, Pontypridd

In accordance with adopted procedures, the Committee received Mr.H.Cox (Objector), who was afforded up to five minutes to address Members on the above-mentioned application.

The Development Control Manager outlined the application and following consideration thereof, it was **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning.

87 APPLICATIONS RECOMMENDED FOR APPROVAL

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

The Development Control Manager reported orally that in respect of Application No.14/0734 – Two storey, five classroom extension connected to existing Junior building and dining block via link corridors (revised bat report received 19/08/14) – Treorchy Primary School, Glyncoli Road, Treorchy – that a final response had still not been received from Natural Resources Wales in respect of the revised Bat Survey Report and that suggested Condition No.11 needed to be reworded.

Non-Committee/Local Member – County Borough Councillor (Mrs) S.Jones – spoke on Application No.14/0918 – Detached House and Garage – Site of former 7-9 Cambrian Terrace, Llwynypia and requested the Committee to consider convening a site inspection in respect of this proposal.

Following consideration of the applications before them, Members **RESOLVED** –

- (1) To delegate authority to the Service Director, Planning to approve application no. **14/0734** – Two storey, five classroom extension connected to existing Junior building and dining block via link corridors (Revised bat report received 19/08/14) – Treorchy Primary School, Glyncoli Road, Treorchy – in accordance with his recommendation subject to a satisfactory response being received from Natural Resources Wales in respect of the revised Bat Survey Report and to Condition No.11 being reworded to read as follows:

“No development shall commence until the Local Planning Authority has received and approved in writing, including proposed mitigation, design details and a development programme with respect to:

- (a) Protection of open and culverted sections of the existing watercourse during and after construction.
- (b) Protection of properties downstream of the development from increased floor risk during and after construction owing to the development.
- (c) Protection of properties within the development from flood risk.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties and environment with respect of flood risk in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.”

(Note: Having previously declared a personal and prejudicial interest in the above-mentioned application (Minute No.81(1) refers), County Borough Councillor E.Webster exercised his right to address the Committee in accordance with 14(2) of the Code of Conduct and then left the meeting)

- (2) To defer application no. **14/0918** – Detached house and garage (amended plans received 14/08.14 and 28/08/14) that include the resiting of garage building) – Site of former 7-9 Cambrian Terrace, Llwynypia – for a site inspection to be undertaken by the Committee to consider the impact of the proposed development on the character and appearance of the surrounding area and highways issues.
- (3) To approve application no. **14/1104** – One detached dwelling – Land at Wind Street, Blaenllechau – in accordance with the recommendation of the Service Director, Planning.

88 **INFORMATION REPORT**

In his report, the Service Director, Planning set out details of Delegated Decisions (Approvals and Refusals with reasons) for the period 4 September– 19 September 2014.

R.B.McDONALD
CHAIRMAN

The meeting terminated at 5.25 p.m.