

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, 19 March 2015 at 5 p.m.

PRESENT

County Borough Councillor G.Stacey – in the Chair

County Borough Councillors

L.M.Adams	G.Smith
J.Bonetto	(Mrs) M.Tegg
M.Griffiths	G.P.Thomas
R.Lewis	P.Wasley
S.Powderhill	E.Webster

Members in Attendance

County Borough Councillors J.Elliott and M.Webber

Officers in Attendance

Mr.S.Gale – Service Director, Planning
Mr.D.J.Bailey - Development Control Manager
Mr.S.Humphreys – Head of Legal Planning & Environment
Mr.S.Zeinalli – Highways Development & Adoptions Manager

166 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L. De Vet, P.Jarman, (Mrs) S.J.Jones, S.Rees and (Mrs) J.S.Ward.

167 DECLARATION OF INTEREST

In accordance with the Code of Conduct, County Borough Councillor P.Wasley declared a personal interest in respect of Application No.14/1308 – Demolition of existing redundant library building and outline consent for residential development of the site (all matters reserved) (amended description received 26/11/14) – Cwmbach Library, Morgan Row, Cwmbach, Aberdare – “I have received a letter via my global account, I have not pre-determined this application but I have read the information received with interest along with the Officer’s report”.

168 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 the Human Rights Act 1998.

169 MINUTES

RESOLVED to approve as accurate records, the minutes of the meetings of the Development Control Committee held on 19 February 2015 and 5 March 2015.

170 REQUEST FOR SITE INSPECTION

RESOLVED to defer application no. **14/1308** – Demolition of existing redundancy library building and outline consent for residential development of the site (all matters reserved) (amended description received 26/11/14) – Cwmbach Library, Morgan Row, Cwmbach, Aberdare – for a site inspection to be undertaken by the Committee for the substantial reason, to consider access and highway arrangements for the proposed development and the presence of Japanese Knotweed on the site.

(Note: The Chairman informed the public, who were present to address Committee Members on the above-mentioned application that they would have to submit new requests to do so when the matter was next reported back to the Committee)

171 CHANGE 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.

172 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING A PUBLIC SPEAKER

Application No.15/0037 – Two storey rear extension – 9 Kirkhouse Street, Graig, Pontypridd

In accordance with adopted procedures, the Committee received Mrs.Edwards (Objector), who was afforded five minutes to address the Committee on the above-mentioned application.

The Development Control Manager outlined the proposal and following a discussion, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

REPORT OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES

173 SITE INSPECTION

Application No.14/1205 – Re-Plan of Phase 2 of Planning Permission 12/1313 to include residential development (213 houses) along with associated open space, landscaping, access (vehicle, cycle and pedestrian), drainage and highways works (amended plans received 15/01/15 (Site Layout), 27/10/14 (Landscaping), 29/10/14 (House Type Details) – Duffryn Bach Farm, Station Road, Church Village, Pontypridd

Pursuant to Minute No.146 (Development Control Committee, 19 February 2015) the Director, Legal & Democratic Services reported on the outcome of a site inspection held on 2 March 2015 to consider the impact of the above-mentioned proposal on the surrounding areas.

The Committee was informed that as the Applicant had now indicated the intention to submit further amendments to the plans it was recommended the application be deferred to allow this to happen and necessary consultation to take place.

Following consideration of the report, it was **RESOLVED** that as the Applicant has indicated the intention to submit further amendments to the plans for Phase 2 regarding house types, to defer the application to a future meeting of the Development Control Committee following the outcome of consultation on the revisions.

REPORT OF THE SERVICE DIRECTOR, PLANNING

174 APPLICATIONS RECOMMENDED FOR APPROVAL

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

In accordance with adopted procedures, Non-Committee Member, County Borough Councillor M.Webber, addressed the Committee on Application No.14/0381 – Demolition of existing library and construction of 32 unit housing scheme for older people, community use facilities and associated works – Library Close and Rhydyfelin Library, Library Close, Rhydyfelin, Pontypridd.

The Development Control Manager reported orally on the need to make minor changes to suggested conditions 2, 3, 8 & 20(h) in respect of application no.14/0381 – Demolition of existing library and construction of 32 unit housing scheme for older people, community use facilities and associated works – Library Close and Rhydyfelin Library, Library Close, Rhydyfelin, Pontypridd - to allow for works of demolition and site clearance and to include a revised plan reference.

Following a discussion, it was **RESOLVED** –

(1) In accordance with the recommendation of the Service Director, Planning, to approve application no. **14/0381** – Demolition of existing library and construction of 32 unit housing scheme for older people, community use facilities and associated works – Library Close and Rhydyfelin Library, Library Close, Rhydyfelin, Pontypridd – subject to:

(a) Conditions 2, 3 & 8 being amended to read as follows:

2. Prior to the commencement of development (other than for any works of demolition or site clearance), a detailed site investigations report shall be submitted to and approved in writing by the Local Planning Authority. The report should be sufficiently detailed to establish if any ground precautions are necessary in relation to the proposed development and the precautions that should be adopted in the design and construction of the proposed development in order to minimize any damage which might arise as a result of ground condition. The development, hereby permitted, shall be carried out in accordance with the approved site investigations report.
3. No development or agreed phase of development shall take place (other than works in relation to demolition site clearance and remediation) until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.
8. No development shall take place other than any necessary works of demolition, site remediation and preparation until drainage arrangements for the development as a whole or

any identified phase of development have been submitted to and approved in writing by the Local Planning Authority.

(b) Condition No.20(h) being amended to read as follows:

“Proposed site plan drawing no.1873 – 116F received 15-7-15.”

and subject to the Applicant first entering into a Section 106 agreement to:

- secure the use of the residential element of the development as social housing in perpetuity; and
- the applicant meeting the Council’s reasonable costs in preparing the agreement.

(2) To approve application no.**14/1223** – Development of 21 no. Dwellings and associated works (amended plans received 17/02/15, amended description received 24/02/15) – Former Ystrad Depot, Ystrad, Pentre – in accordance with the recommendation of the Service Director, Planning subject to the developer first entering into a Section 106 agreement to ensure that Units 4-21 will be secured as affordable housing.

(3) To approve application no.**14/1558** – The erection of a meteorological mast with an operation life of three years and a maximum height of 70m – Land at Mynydd-Y-Glyn. Approximately 1.5 km South East from the settlement of Glynfach. Grid Ref: E:303483 N:189608 – in accordance with the recommendation of the Service Director, Planning.

175 INFORMATION REPORT

In his report, the Service Director, Planning provided information on Planning and Enforcement Appeals Decisions Received, Delegated Decisions (Approvals and Refusals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 23 February – 5 March 2015 and it was **RESOLVED** to note the report.

**G.STACEY
CHAIRMAN**

The meeting terminated at 5.30 p.m.

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