

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, 21 April 2016 at 5.00 p.m.

PRESENT

County Borough Councillor G.Stacey – in the Chair

County Borough Councillors

L.M.Adams	(Mrs) S.J.Jones	(Mrs) J.S.Ward
J.Bonetto	C.J.Middle	P.Wasley
(Mrs) L. De Vet	S.L.Rees	M.J.Watts
M. Griffiths	(Mrs) A.Roberts	E.Webster
P. Jarman	G.P.Thomas	

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

190 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors R.Lewis and S. Powderhill.

191 DECLARATIONS OF INTEREST

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

- (1) County Borough Councillor L.M.Adams in respect of Application No.15/1573 – War Memorial in Bull Ring area of Llantrisant (amended location received 1st March 2016) – Bull Ring, Swan Street, High Street, Llantrisant – “One of the supporters speaking is known to me”.
- (2) County Borough Councillor P.Wasley in respect of Application No.15/1573 – War Memorial in Bull Ring area of Llantrisant (amended location received 1st March 2016) – Bull Ring, Swan Street, High Street, Llantrisant – “One of the public speakers is known to me”.
- (3) County Borough Councillor (Mrs) J.S.Ward in respect of Application No.15/1573 – War Memorial in Bull Ring area of Llantrisant (amended location received 1st March 2016) – Bull Ring, Swan Street, High Street, Llantrisant – “Three public speakers are known to me”.

192 HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS

RESOLVED to note that when Committee 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.

193 MINUTES

RESOLVED to approve as accurate records, the minutes of the meetings of the Development Control Committee held on 3rd March and 17th March, 2016.

194 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

Application No.15/1573 – War Memorial in Bull Ring area of Llantrisant (amended location received 1st March 2016) – Bull Ring, Swan Street, High Street, Llantrisant

(**Note:** County Borough Councillor M.Griffiths declared a personal interest in the above-mentioned application stating “I know one of the speakers”).

Note: County Borough Councillor G.Stacey declared a personal interest this matter stating “I known one of the speakers”.

Note: County Borough Councillor C.M. Middle declared a personal interest stating “I am a member of the Royal British Legion and I know one of the speakers”).

Before inviting the public speakers forward to address the Committee, the Chairman asked the Development Control Manager to report orally on the contents of a “late” letter received from Mr.T.Evans, who had registered to speak but was unable to be present at the meeting in support of the application. The content of Mr.Evans’ letter was outlined to Members.

The Chairman then invited the following public speakers to address the Committee:

- Mr.T.Davies (Agent)
- Mr.M.John (Supporter)
- Mr. A.J.Cale (Supporter)
- Mr J.B.D.C. Lewis, OBE (Supporter)
- Mr.N.Israel (Supporter)
- Mr.D.V.Hughes (Supporter)
- Mr.P.Wilson (Supporter)
- Mr.D.Powell (Objector)

Each public speaker was afforded five minutes to address Members and the Applicant's Agent, Mr.T.Davies declined the right to respond to the Objector's comments.

Non-Committee/Local Member for Llantrisant – County Borough Councillor G.Holmes – then addressed the Committee in support of the application.

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

(**Note:** County Borough Councillor (Mrs) S.J. Jones wished to have recorded that she did not vote on the above-mentioned application as she was not present for the whole debate).

195 APPLICATIONS RECOMMENDED FOR APPROVAL

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

In respect of Application No.16/0043 – Proposed conversion of 9 bed house in multiple-occupation and self contained 1 bed flat – 8 Court House Street, Graig, Pontypridd - the Development Control Manager informed Members that recent negotiations with the developer regarding the proposed ninth bedroom in the attic had resulted in that element being removed and the application being amended to reduce the number of beds to eight. The revised application was now before Members for consideration.

In respect of Application No.16/0062 - Hybrid planning application (seeking part full planning permission and part outline planning permission). The element of the application seeking full planning permission consists of: demolition of existing main school buildings, proposed new school buildings, refurbishment of the original school building (listed building), provision of hard court multi use games area (MUGA), re-modeled external hard and soft areas of play and associated external works for the provision of parking/pedestrian and vehicular access/boundary treatment/landscaping/drainage. The element of the application seeking outline planning permission consists of: a new primary school, sports hall and 3G sports pitch (Amended description), Tonyrefail Comprehensive School, Gilfach Road, Tonyrefail, Porth – the Development Control Manager reported orally on the contents of "late" letters received from:

- (i) National Resources Wales raising no objection to the application subject to an additional condition being imposed in respect of the treatment of bats and the implementation of mitigation measures in the applicant's bat report
- (ii) an objector to the proposal, who resides at 95 Gilfach Road, Tonyrefail, objecting on transport grounds.

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

- (1) To approve Application No. **16/0043** (as amended) – Proposed conversion of 8 bed house in multiple-occupation and self contained 1 bed flat – 8 Court House Street, Graig, Pontypridd – in accordance with the recommendation of the Service Director, Planning.
- (2) To approve Application No. **16/0062** - Hybrid planning application (seeking part full planning permission and part outline planning permission). The element of the application seeking full planning permission consists of: demolition of existing main school buildings, proposed new school buildings, refurbishment of the original school building (listed building), provision of hardcourt multi use games area (MUGA), re-modeled external hard and soft areas of play and associated external works for the provision of parking/pedestrian and vehicular access/boundary treatment/landscaping/drainage. The element of the application seeking outline planning permission consists of: a new primary school, sports hall and 3G sports pitch (Amended description), Tonyrefail Comprehensive School, Gilfach Road, Tonyrefail, Porth – in accordance with the recommendation of the Service Director, Planning subject to:
 - an additional condition being imposed (as requested by N.R.W.) in respect of the treatment of bats and the implementation of mitigation measures in the applicant's bat report
 - Condition No.9 being amended to clarify that it relates to a 'Staff Travel Plan'.
- (3) In accordance with the recommendation of the Service Director, Planning, to approve Application No.**16/0119** – Works to demolish single-storey rear annexes and internal refurbishment of the list building. New glazed links through existing apertures to new school block at rear of existing list building (Listed Building Consent application) – Tonyrefail Comprehensive School, Gilfach Road, Tonyrefail, Porth – subject to favourable referral to Cadw.
- (4) To approve Application No.**16/0274** – Demolish existing rear extension and rebuild to create a ground floor kitchen/dining room and a lower ground floor bedroom with en-suite – 38 Hillcrest, Brynna, Pontyclun – in accordance with the recommendation of the Service Director, Planning.

196 DEFERRED APPLICATION

Application No.15/0170 – Change of Use from existing Public House and Bedrooms to 6 no. self contained flats – Morning Star Public House, 59 Llantrisant Road, Graig, Pontypridd

Pursuant to Minute No.176 (Development Control Committee, 3rd March 2016) the Service Director, Planning, in his report, provided Members with

details of the new site plan submitted by the applicant which now identified 6 parking spaces (instead of the original 9 spaces).

The new plan had been re-advertised and no further comments had been received as a result of the public consultation exercise.

The Council's Transportation Section had also been re-consulted and raised no objection as the proposal was in a sustainable location and still provided 1 space per dwelling.

The Service Director, Planning informed Members that if they were minded to approve the application the updated conditions listed in his report should be considered.

Following a discussion, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the 3 updated conditions listed in his report.

197 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), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 7th March – 1st April 2016 and it was **RESOLVED** to note the information.

**G.STACEY
CHAIRMAN**

The meeting terminated at 6.43 p.m.