

**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, 23<sup>rd</sup> June 2016 at 5 p.m.

**PRESENT**

County Borough Councillor G. Stacey – in the Chair

**County Borough Councillors**

L.M. Adams	S. Powderhill	G.P. Thomas
J. Bonetto	S. Rees	P. Wasley
M. Griffiths	(Mrs) A. Roberts	M.J. Watts
(Mrs) S.J. Jones	G. Smith	E. Webster

**Non-Committee Member in Attendance:**

County Borough Councillors D.R. Bevan and (Mrs) E. Hanagan

**Officers in Attendance**

Mr. S. Gale – Service Director, Planning

Mrs. L. Coughlin - Solicitor

Mr. D.J. Bailey – Development Control Manager

Mr. C. Jones – Development Control Manager

Mr. S. Zeinalli – Highways Development & Adoptions Manager

**1 APOLOGIES FOR ABSENCE**

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

**2 DECLARATION OF INTERESTS**

There were no personal interests declared in matters relating to the agenda.

**3 HUMAN RIGHTS ACT 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 contention on Human Rights as incorporated into legislation by the Human Rights Act 1998.

#### **4 WELLBEING OF FUTURE GENERATIONS (WALES) ACT 2015**

**RESOLVED** to note that the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

#### **5 MINUTES**

**RESOLVED** to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 19<sup>th</sup> May 2016.

#### **6 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.

#### **7 SITE INSPECTIONS INVOLVING PUBLIC SPEAKERS**

##### **(1) Application No.16/0084 – Proposed construction of 9 no. residential dwellings – Land adjacent to No.10 Garwellt, Penywaun, Aberdare**

In accordance with adopted procedures, the Committee received Mr. Robert Chichester (Agent), who was afforded five minutes to address Members in support of the above-mentioned proposal.

The Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of a site inspection undertaken on 8<sup>th</sup> June 2016 in respect of the application which was recommended for approval by the Service Director, Planning.

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

##### **(2) Application No.16/0241 – Domestic Garage and Vehicular Cross-Over – 81 Dinam Park, Ton Pentre**

Prior to the public speakers being invited to address the Committee, the Development Control Manager informed the Committee that the applicant had recently submitted revised plans which would be subject to further consultation. The Committee was, therefore, asked to consider deferring the application pending the outcome of the further consultation.

In the circumstances, it was **RESOLVED** to defer the application to a future meeting pending the outcome of the further consultation.

(**Note:** The Chairman informed the public speakers present that if they wished to speak on this matter when it was next reported to the Committee, they would have to submit a fresh request to do so).

**(3) Application No.15/0112 – Outline consent for the demolition of two storey building known as Rhondda Bowl and the re-development of the site for residential development (amended plans and additional details received 20<sup>th</sup> September and 7<sup>th</sup> October 2015) – Rhondda Bowl Skittle Alley, Waunrhydd Road, Tonyrefail**

The Committee noted that Mr. Jan Rhys Milsom, who had requested to address Members in support of the above-mentioned proposal, was not present to do so.

The Development Control Manager outlined the application which was recommended for approval by the Service Director, Planning.

Members were informed of the contents of a “late” letter received from Ms. S. Morgan of Mountain View, Tonyrefail objecting to the proposal.

Non-Committee/Local Member – County Borough Councillor (Mrs) E. Hanagan then addressed the Committee outlining her concerns about the proposed development and the detrimental impact it would have on the surrounding area if it proceeded.

Following consideration of the matter, it was **RESOLVED** that as Members were minded to refuse the application contrary to the recommendation of the Service Director, Planning because they considered the proposal was contrary to policies AW5 and AW6 and potential residents would be subjected to unacceptable levels of noise and air pollution, the matter be deferred to the next appropriate meeting of the Development Control Committee for a report from the Service Director, Planning, if necessary in consultation with the Director, Legal & Democratic Services, upon the strengths and weaknesses of taking a decision contrary to recommendation, prior to determining the matter.

**8 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS**

**Application No.16/0086 – Development of an automated petrol filling station, Asda Superstore, Colliers Way, Tonypandy**

In accordance with adopted procedures, the Committee received Mr. Alan Jones (Applicant’s Agent), Mr. Richard Willis (Objector) and Mr. Paramjeet Singh Arorra (Objector), each being afforded five minutes to address the Committee on the above-mentioned application. The Applicant’s Agent exercised his right to respond to the Objector’s comments.

The Committee then **RESOLVED** to defer consideration of the application for a site inspection to be undertaken by the Committee for the substantial reason, to consider the impact of the proposal on the surrounding area.

## **9 APPLICATIONS RECOMMENDED FOR APPROVAL**

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

In respect of Application No.12/0367 – Demolition of existing Church Hall and construction of 6 new dwellings (amended description received 20.11.2014, amended plans received 01/12/2014) – Church Hall off Llys Tycha Fawr to the rear of 54-64 High Street, Tonyrefail – the Development Control Manager reported orally that if Members were minded to approve the application it was recommended that suggested Condition No.12 be deleted and instead the applicant be requested to submit a Coal Mining Risk Assessment to the Coal Mining Authority for approval and subject to no objection being raised by that Authority, the consent notice would be issued. If objection was raised, the application would be reported back to the Committee for further consideration.

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

- (1) In accordance with the oral recommendation of the Service Director, Planning, to approve Application No.**12/0367** – Demolition of existing Church Hall and construction of 6 new dwellings (amended description received 20/11/2014, amended plans received 01/12/2014) – Church Hall off Llys Tycha Fawr to the rear of 54 – 64 High Street, Tonyrefail – subject to conditions and to no objection being raised by the Coal Mining Authority. If objection is raised, the matter be reported back to the Committee.
- (2) To approve Application No.**16/0249** – New 4 bedroom house with integral garage and vehicle access – Plot 3, Brynfynnon Farm, Penderyn Road, Hirwaun, Aberdare – in accordance with the recommendation of the Service Director, Planning.

## **10 APPLICATION RECOMMENDED FOR REFUSAL**

**Application No.15/0644 – Erection a detached steel portal industrial building (re-submission) 14/1437 (amended Flood Consequences Assessment received 04/11/15) – Land adjacent to Unit 1 Meadow Street, Treforest, Pontypridd**

Following consideration of the report of the Service Director, Planning in respect of the above-mentioned proposal which was recommended for refusal by the Service Director, Planning, it was **RESOLVED** that as Members were minded to approve the application contrary to the Officer's recommendation because they considered the development would not be detrimental to highway safety and the free flow of traffic to the site, the matter be deferred to the next appropriate meeting of the Development Control Committee for a report from the Service Director, Planning, if necessary in consultation with the Director, Legal & Democratic Services, upon the strengths and

weaknesses of taking a decision contrary to recommendation, prior to determining the matter.

**11 INFORMATION REPORT**

In his report, the Service Director, Planning set out details of Planning & Enforcement Appeal Decisions, Delegated Decisions (Approvals and Refusals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 2<sup>nd</sup> May – 10<sup>th</sup> June 2016 and it was **RESOLVED** to note the information.

**G.STACEY  
CHAIRMAN**

The meeting terminated at 5.50 p.m.