

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, 4th August 2016 at 5.00 p.m.

PRESENT

County Borough Councillor G. Stacey – in the Chair

County Borough Councillors

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

Non-Committee/Local Member

County Borough Councillor M.O. Weaver

Officers in Attendance

Mr. D.J. Bailey – Development Control Manager
Mr. C. Jones – Development Control Manager
Mr. S. Humphreys – Head of Legal, Planning & Environment
Mr. S. Zeinalli – Highways Development & Adoptions Manager

21 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L. De Vet, M. Griffiths, R. Lewis, S. Powderhill and G. Smith.

22 DECLARATIONS OF INTEREST

There were no declarations of interest in matters pertaining to the agenda.

23 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 convention on Human Rights as incorporated into legislation by the Human Rights Act 1998.

24 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.

25 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 7th July 2016.

26 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.

27 SITE INSPECTIONS INVOLVING A PUBLIC SPEAKER

Application No.16/0086 – Development of an automated Petrol Filling Station – Asda Superstore, Colliers Way, Tonypany

In accordance with adopted procedures, the Committee received Mr. Bob Parkes (Applicant), who was afforded five minutes to address Members on the above-mentioned application.

Pursuant to Minute No.8 (Development Control Committee, 23rd June 2016), the Director, Legal & Democratic Services reported on the outcome of a site inspection held on 4th July 2016 to consider the impact of the proposed development on the surrounding area. The application was recommended for approval by the Service Director, Planning subject to conditions.

The Development Control Manager reported orally that arising from issues raised at the site inspection, the Transportation Section had updated their comments on the proposal and as a result, Members were informed that if they were minded to approve the application, it was recommended that an additional highway condition be imposed. The terms of the additional condition were outlined.

Following consideration of the matter, it was **RESOLVED** in accordance with the recommendation of the Service Director, Planning, to approve the application subject to the conditions listed in the report and to the following additional condition, as requested by the Transportation Section:

“Development shall not be brought into use until the traffic modelling of all signals and crossings along the A4058 between the Asda traffic signals and A4058/B4223 signalised junction has been undertaken and technical upgrades of traffic signal equipment has been implemented.

Reason: In the interests of highway safety and free flow of traffic.”

28 DEFERRED APPLICATION INVOLVING PUBLIC SPEAKERS

Application No.16/0241 – Domestic Garage and Vehicular Cross-Over at 81 Dinam Park, Ton Pentre

In accordance with adopted procedures, the Committee received Mr. Jamie Rees (Applicant) and Ms. Sharon Hughes (Objector), each being afforded five minutes to address Members on the proposal. The Applicant then exercised his right to respond to the Objector's comments.

Non-Committee/Local Member – County Borough Councillor M.O. Weaver also addressed the Committee putting forward her concerns about the detrimental impact the proposed garage would have on the Objector's property.

The Development Control Manager outlined the application and following consideration of the matter, when Members were of the opinion that the proposed garage would be overbearing and too large for the site, it was **RESOLVED** to defer consideration of the application to allow further discussions to take place between the Service Director, Planning, the Applicant and the Objector in an attempt to reach a compromise solution.

(**Note:** County Borough Councillor (Mrs) S.J. Jones left the meeting at this point in the proceedings (5.45 p.m.)

29 APPLICATION RECOMMENDED FOR APPROVAL

Application No.16/0625 – Variation of Condition 2 of previously approved Planning Application 14/1459/10 – To retain external staircase to the rear and front access as constructed – 61 Monk Street, Aberdare

In his report, the Service Director, Planning set out details of the above-mentioned application which was recommended for approval subject to conditions.

Following consideration of the matter, it was **RESOLVED** that as Members were minded to refuse the application contrary to the Officer's recommendation because they considered the steps as constructed did have an unacceptable and overbearing impact to the detriment of the residential amenity of the neighbouring property, 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.

30 **DEFERRED APPLICATIONS**

(1) Application No.15/0112/13 – Rhondda Bowl Skittle Alley, Waunrhydd Road, Tonyrefail – Outline Consent for the demolition of two storey building known as Rhondda bowl and the re-development of the site for residential development.

Pursuant to Minute No.7(3) (Development Control Committee, 23rd June 2016) when Members were minded to refuse the above-mentioned application 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 Service Director, Planning, in his report, presented his views on the reasons put forward for refusing the application contrary to his recommendation.

The Service Director, Planning informed Members that if they were still minded to refuse planning permission the reason set out in his report reflected their concerns with regards to noise.

Following consideration of the matter, it was **RESOLVED** contrary to the recommendation of the Service Director, Planning, to refuse the application for the following reason:

The proposed development is contrary to Planning Policy Wales Technical Advice Note 11: Noise and Policy AW10 of the Rhondda Cynon Taf Local Development Plan as it would result in an unacceptable level of noise detrimental to the level of amenity future occupiers of the dwellings would reasonably expect to enjoy.

(2) Application No.15/0644/10 – Erect a Detached Steel Portal Industrial Building (re-submission) 14/1437. (Amended Floor Consequences Assessment received 04/11/15) on land adjacent to Unit 1, Meadow Street, Treforest, Pontypridd

Pursuant to Minute No.10 (Development Control Committee, 23rd June 2016) when Members were minded to approve the above-mentioned application because they considered the development would not be detrimental to highway safety and the free flow of traffic to the site, the Service Director, Planning, in his report, presented his views on the proposal and the updated comments received from the Transportation Section.

The Service Director, Planning advised that if Members were still of the opinion that the application should be approved, the seven conditions and attached notes listed in his report, reflected their views.

RESOLVED contrary to the recommendation of the Service Director, Planning, to approve the application subject to the seven conditions and attached notes listed in the report.

31 INFORMATION REPORT

In his report, the Service Director, Planning provided Members of an overview of Enforcement Cases, Enforcement Delegated Decisions, Planning and Enforcement Appeals Decisions received and Delegated Decisions (Approvals and Refusals) with reasons for the period 27th June – 22nd July 2016 and following consideration thereof, it was **RESOLVED** to note the information.

**G.STACEY
CHAIRMAN**

The meeting terminated at 6.15 p.m.