

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, 6th October 2016 at 5.00 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	(Mrs) J.S.Ward
M. Griffiths	(Mrs) A. Roberts	P. Wasley
(Mrs) S.Jones	G.Smith	E. Webster

Officers in Attendance

Mr S.Gale – Service Director Planning
Mr. C. Jones – Development Control Manager
Mr. S. Humphreys – Head of Legal, Planning & Environment
Mr. A.Rees – Senior Engineer Highways Department

52 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L.De.Vet , M.J Watts, C. Middle and P.Jarman.

53 DECLARATIONS OF INTEREST

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

54 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.

55 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.

56 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 15th September 2016.

57 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.

58 REQUEST FOR SITE INSPECTION

RESOLVED –

To defer Application No. 16/0603 – The proposed development is of a gas fuelled power plant which may include an element of energy storage to be located on land within the Hirwaun Industrial Estate (amended details received 2/9/2016) Unit O, Hirwaun House Walters Group, Hirwaun Industrial Estate, Hirwaun, Aberdare – for a site inspection to be undertaken by the Development Control Committee for the substantial reason, to consider the cumulative effect of the development with other development in the area.

59 APPLICATION INVOLVING PUBLIC SPEAKERS

(1) Application No. 15/1309 – New Build Residential development (amended location 13/10/15 and Highways arrangement and house type for plot 28 26/01/16), land at the Pavilions, Darran Road Mountain Ash.

In accordance with adopted procedures, the Committee received Mr J. Ashall (Agent), who was afforded five minutes to address Members on the application. It was noted that an objector Mr B. Phillips who had requested to address the Committee, was not present to do so.

The Committee considered the proposal and it was **RESOLVED** to approve the application in accordance with the recommendations of the Service Director Planning subject to the provision of a Section 106 Agreement to secure:-

- A recreation facilities contribution of £30k
- An affordable housing contribution comprising 1 x 2 bedroom house for low cost home ownership and 2 x 3 bedroom houses for low cost home ownership or in lieu of on – site provision, a contribution equivalent to 30% of the market value for 2 x new build 3 bedroom units and 1 x new build 2 bedroom unit.
- An Employment and Skills Plan

(2) Application No16/0359 – Refurbishment and Conversion of Aberdare School for Girls to provide 26 new 1 and 2 bedroom flats (C3 use) and 18 new build houses to the land to the rear including amended access, landscaping and associated works (Amended plans received

5/8/2016), Aberdare Girls Upper Comprehensive School. Cwmbach, Road Aber-Nant.

In accordance with adopted procedures, the Committee received Mr A Boaler (Objector) who was afforded five minutes to address Members on the Application. It was noted that Applicant Mr R. Baily and Objector Mr A. Davies who had requested to address the Committee were not present.

The Development Control Manager outlined the proposal and following lengthy consideration of the matter it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director Planning subject to added: -

1. An additional condition to restrict the occupation of the flats to persons over the age of 55 to protect the residential amenity of the area. The precise wording of the condition to be delegated to the Service Director Planning;
2. Conditions and Condition No. 12 and 13 being amended to:
 12. Notwithstanding the approved plans and prior to works commencing on site in relation to Flats 1 – 26, full engineering design and details of the access to be constructed from Cwmbach Road as shown on layout plan PL 21 Rev C, including longitudinal and cross sections, street lighting details, surface water drainage, diversion or protection to services within the proposed new access road, bus stop improvement and lay-by alterations and any work necessary to retain the uncontrolled pedestrian crossing point to the west of the access including construction details shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first beneficial occupation of any dwelling hereby permitted.

Reason: To ensure the delivery of the proposed highway improvements to facilitate safe access and egress from the proposed development in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

13. Notwithstanding the approved plans and prior to works commencing on site in relation to Plots 1- 18, full engineering design and details of the internal road layout including longitudinal and across sections, street lighting details, cycle storage, traffic calming parking bay layout/allocation, surface-water drainage and details of private shared access and associated bin storage, and including construction details shall have been submitted and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved scheme.

Reason: To ensure the adequacy of the proposed development in the interest of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Development Plan.

3. The provision of a Section 106 Agreement to secure: -

- (i) A Tree Monitoring and Maintenance Plan to ensure that the long term monitoring and aftercare of trees on the site; and
- (ii) An Employment and Skills plan.

(3) Application No.16/0853- Conversion of former licensed premises into 9 flats. Re-submission of 15/128810, 50 Ystrad Road, Pentre.

Following a request from the Service Director Planning The Development Service Manager outlined the proposal and following consideration, along with a request from Officers it was Members **RESOLVED** to defer the matter to the next appropriate meeting of the Development Control Committee for to enable further consultation with Officers and Applicant to be undertaken within the locality..

60. APPLICATION NO.16/0086 – ASDA STORE LTD – DEVELOPMENT OF AN AUTOMATED PETROL FILLING STATION, ASDA SUPERSTORE COLLIERS WAY, TONY PANDY.

Pursuant to Minute No.27 (Development Control Committee, 4th August 2016), when Members considered the application in light of the updated observations of the Transportation Section, and resolved to approve planning permission subject to the inclusion of an additional Grampian condition.

The Development Control Manager reported that following the reporting of the application to Committee the applicant had requested that the above-mentioned condition be replaced by a legal agreement.

Following consideration of the update, Members **RESOLVED** to approve planning permission subject to the conditions set out in the original report and the applicant entering into providing a legal agreement to secure a contribution of £18,800 towards improvements to traffic signals and controlled pedestrian crossings in the vicinity of the site.

61. 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.

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

**G.STACEY
CHAIRMAN**

The meeting terminated at 6.15 p.m.