

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, 20th October 2016 at 5.00 p.m.

PRESENT

County Borough Councillor– M. Griffiths in the Chair

County Borough Councillors

L.M. Adams	S.Rees	P. Wasley
J. Bonetto	G.Smith	M.J Watts
(Mrs) S.Jones	G.P.Thomas	

Officers in Attendance

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

61 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors (Mrs) L.De.Vet, P.Jarman, C.J.Middle, S.Powderhill, G. Stacey, (Mrs) J.S.Ward and E.Webster.

62 DECLARATIONS OF INTEREST

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

63 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.

64 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.

65 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.

66 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No: 16/0335 - Demolition of former public house and construction of 18 affordable apartments (Amended plans and information received 22/08/2016), Hand and Squirrel Public House, 19 Ely Valley Road, Talbot Green, Pontyclun.

In accordance with adopted procedures, the Committee received the following public speakers, each being afforded five minutes to present their views on the above-mentioned application:

- Robin Williams (Agent)
- Margaret Westgate (Objector)
- Dan Sidoli (Objector)
- Gillian Webber (Objector)

It was noted that an objector, Mr. P. Popp who had requested to address the Committee, was not present to do so.

The Agent exercised the right to respond to the objector's comments.

Non-Committee/Local Member – County Borough Councillor P. Baccara spoke on the application and put forward his objections to the proposed development.

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

Following consideration of the matter, it was **RESOLVED** to defer the application to obtain further information on policies AW5, AW11 and SSA16 in particular the impact of the proposed development on the amenity of the area and the marketing of the sale of the business.

(2) Application No: 16/0878 - Change of use of the upper floors to residential use to provide 12 units, and a single ground floor retail unit with associated internal and external alterations, Boot Hotel, Victoria Square, Aberdare.

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

The Committee considered the proposal and it was **RESOLVED** to approve the application in accordance with the recommendations of the Service Director Planning.

- (3) Subject to consultation with Cadw to approve **Application No: 16/0831** - Refurbishment and conversion of the Boot Hotel, Aberdare, including change of use of the upper floors to residential use to provide 12 units, and creation of a single ground floor retail unit, and associated internal and external alterations (including part demolition on rear elevation/out buildings).(Listed Building Consent), Boot Hotel, Victoria Square, Aberdare – in accordance with the recommendations of the Service Director Planning.
- (4) **Application No: 16/1019 - Variation of Condition 1 of application 15/0667/10 - to extend the temporary period (maximum 1 year as at 23rd October 2015) for an additional 12 months with effect from 23rd October 2016, Cynon Vale Medical Practice, Cardiff Road, Mountain Ash.**

In accordance with adopted procedures, the Committee received Eleanor Brown (Applicant) and John Palmer (Supporter), each being afforded five minutes to address the Committee on the above-mentioned application.

Members were informed of the contents of a “late” letter received from Cwm Taf Health Board supporting the proposal.

The Committee considered the proposal and it was **RESOLVED** to approve the application for a temporary period of 12 months in accordance with the recommendations of the Service Director, Planning.

67 **APPLICATIONS RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS**

Application No: 16/0725 - Development of up to 80 residential homes including affordable homes, landscaping, public open space, new vehicle access and associated works, Garth Isaf Farm, Road to Garth Isaf Farm, Llanharan, Pontyclun.

The Committee was informed that the above application had been withdrawn prior to the Meeting.

68 **APPLICATIONS RECOMMENDED FOR APPROVAL**

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

In respect of Application No. 16/0848 Non Committee/Local Member County Borough Councillor S. L. Carter spoke on the application and put forward his support for the proposed development.

Following consideration of the applications before them, Members **RESOLVED** to approve the under-mentioned applications in accordance with the recommendations of the Service Director, Planning: -

- (1) **Application No: 16/0632** - Construction of supported living facility comprising 6 no. apartments and associated support staff accommodation (Amended site location plan and elevation provided 13/07/16 and 27/07/16), land adj. to Rosswood, John Street, Hirwaun, Aberdare.
- (2) **Application No: 16/0848** - Class B1 (Office) led mixed use development, also including floorspace for class A3 (Food and Drink), D1(Non-Residential uses) and D2 (Leisure/Assembly) uses of up to 12,675sq.m. to be accommodated within 3 new buildings, above a basement car park and servicing area (Outline Application), former Taff Vale Shopping Centre, Taff Street, Pontypridd.
- (3) **Application No: 16/0910** - Proposed change of use of former bar / restaurant / nightclub to 6 no. self contained apartments, Apollo Building, Aber-Rhondda Road, Porth.

69 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 26th September – 7th October 2016 and following consideration thereof, it was **RESOLVED** to note the information.

**M. GRIFFITHS
CHAIRMAN**

The meeting terminated at 6.10 p.m.