

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, 19th January 2017 at 5.00 p.m.

PRESENT

County Borough Councillor M. Griffiths – in the Chair

County Borough Councillors

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

Officers in Attendance

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

105 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors P. Jarman, G. Smith, G. Stacey and P. Wasley.

106 DECLARATIONS OF INTERESTS

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

- (1) In accordance with the Code of Conduct County Borough Councillor L.M. Adams declared a personal interest which was also a prejudicial interest in respect of Application No.16/1194 - Change of use of existing squash courts to children's day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fardre Leisure Centre, Central Park, Church Village, Pontypridd – "I know one of the speakers and the family are well-known to me, it is also a prejudicial interest and I will leave the meeting for this item".
- (2) In accordance with the Code of Conduct, County Borough Councillor J. Bonetto declared a personal interest in respect of Application No. 16/1194 - Change of use of existing squash courts to children's day care nursery (Flying Start) including new enclosed external play area southern side of

the centre and external alterations to the building, Llantwit Fardre Leisure Centre, Central Park, Church Village, Pontypridd – “I know one of the speakers”.

- (3) In accordance with the Code of Conduct, County Borough Councillor S. Powderhill declared a personal interest in respect of Application No. 16/1194 - Change of use of existing squash courts to children’s day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fardre Leisure Centre, Central Park, Church Village, Pontypridd – “Speaker known to me”.
- (4) In accordance with the Code of Conduct, County Borough Councillor (Mrs) J.S. Ward declared a personal interest in respect of Application No. 16/1194 - Change of use of existing squash courts to children’s day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fardre Leisure Centre, Central Park, Church Village, Pontypridd – “Known to one of the speakers”.
- (5) In accordance with the Code of Conduct, County Borough Councillor M.J. Watts declared a personal interest in respect of Application No. 16/1194 - Change of use of existing squash courts to children’s day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fardre Leisure Centre, Central Park, Church Village, Pontypridd – “I know one of the speakers”.
- (6) In accordance with the Code of Conduct, County Borough Councillor C.J. Middle declared a personal interest in respect of Application No. 16/1194 - Change of use of existing squash courts to children’s day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fardre Leisure Centre, Central Park, Church Village, Pontypridd – “I served as a County Councillor over 4 years ago with one of the speakers”.

107 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.

108 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.

109 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

110 APPLICATION RECOMMENDED FOR APPROVAL

Application No: 16/1360 – First floor and two storey side extension, 29 Llanerch Goed, Llantwit Fardre, Pontypridd.

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

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

111 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

Application No. 16/1194 - Change of use of existing squash courts to children's day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fardre Leisure Centre, Central Park, Church Village, Pontypridd.

The Committee **RESOLVED** - to defer the application for a site inspection to be undertaken by the Development Control Committee for the substantial reason, to consider the suitability of the site for the proposed use and its impact on the amenity of the area.

(NOTE: County Borough Councillor L.M. Adams having declared a personal and prejudicial interest in respect of the above-mentioned application left the meeting for its consideration)

112 INFORMATION REPORT

In his report, the Service Director, Planning set of details in relation to Planning and Enforcement Appeals Decisions received, Delegated Decisions Approvals and Refusals with Reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 19/12/16 and 06/01/17, and following consideration thereof, it was **RESOLVED** to note the information.

**M. GRIFFITHS
CHAIRMAN**

The meeting terminated at 5.10 p.m.