

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, 2nd March 2017 at 5.00 p.m.

PRESENT

County Borough Councillor G. Stacey – in the Chair

County Borough Councillors

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

Non Committee Members in Attendance

County Borough Councillor T. Williams

Officers in Attendance

Mr. S. Gale – Service Director, Planning
Mr. D. J. Powell – Service Director, Corporate Design and Maintenance
Mr. S. Humphreys – Head of Legal Planning & Environment
Mr. C. Jones – Development Services Manager
Mr. S. Zeinalli – Highways Development & Adoptions Manager

138 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors J. Bonetto, (Mrs) L. De Vet, G. Smith and E. Webster.

139 DECLARATIONS OF INTERESTS

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

140 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.

141 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.

142 MINUTES

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 2nd February 2017.

143 APPLICATION RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

Application No: 16/1319 - Conversion to 8 flats and shop on ground floor, external parking, amenity areas and demolition of rear annexe, Central Hotel, Clydach Road, Tonypany.

In accordance with adopted procedures, the Committee received Mr A. Singh (Applicant) who was afforded five minutes to address Members on the application.

The Development Services Manager reported orally on the contents of correspondence received from Mrs Bethan Edwards (Objector) who had requested to address the Committee which explained that she was unable to attend the meeting.

The Development Services Manager outlined the proposed application for approval.

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 that the proposal was overdevelopment of the site and that insufficient parking was provided as part of the development, 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.

144 APPLICATION RECOMMENDED FOR APPROVAL

Application No. 17/0017 - Construction of a new primary school on land at Glanaman Road, Cwmaman. Proposals include the construction of a new primary school building, the establishment of a new school site (including a secure boundary, MUGAs (Multi Use Games Area), staff car park, service yard , grass pitches and a variety of external pupil spaces), and associated supporting external works. Works associated with application will also be carried out as permitted development (works not specifically requiring planning permission) including the diversion of an existing drainage culvert, relocation of a children's play area and demolition of a paddling pool, land on Glanaman Road, Cwmaman.

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

145 DEFERRED APPLICATIONS

(1) Application No: 16/0736- Outline Application (with all matters reserved) for 15 houses including access (amended details and indicative plans received) land adjacent Pantygraigwen Road , Pontypridd.

Pursuant to Minute No. 102 of the (Development Control Committee 5th January 2017) when Members resolved to defer the above application in order to give officers the opportunity to discuss the concerns of Members with the Applicant to see if they can be addressed.

Following consideration of the application it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director Planning subject to the applicant first entering into a Section 106 Agreement to provide-

- An Ecological Mitigation Plan to cover protection during construction and the long term management (25 years) of the wooded area to the south of the site and detailed on plan number P519 I_002 Site Plan as proposed
- Three affordable 3 no. bedroom housing units

Together with an additional condition to ensure that there shall only be one point of vehicular entry and exit from the site

(2) Application No: 16/1201- Demolish existing garden shed and construct new domestic garage at 4 Weston Terrace, Ynyshir, Porth.

In accordance with Minute No: 121 (Development Control Committee 2nd February 2017), when Members resolved that Members were minded to approve the application contrary to the Officer's recommendation because they considered the development would provide much needed off street

parking and was not a visually incongruous and un-neighbourly form of development which would have a detrimental impact on the character and appearance of the surrounding area 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.

Following consideration of the application it was **RESOLVED** to approve the application as Members considered the development would provide much needed off street parking and was not a visually incongruous and un-neighbourly form of development which would have a detrimental impact on the character and appearance of the surrounding area subject to the three conditions set out in the report

(NOTE: Prior to consideration of this matter County Borough Councillor L. M. Adams declared a personal and prejudicial interest in respect of the application - "Applicant is a family member, it is also a prejudicial interest and I will leave the meeting for this item". He then left the meeting for its consideration)

146 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 for the period of 23/01/17 and 03/02/17, and following consideration thereof, it was **RESOLVED** to note the information.

**G. STACEY
CHAIRMAN**

The meeting terminated at 5.45 p.m.