

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, 16th March 2017 at 5.00 p.m.

PRESENT

County Borough Councillor G. Stacey – in the Chair

County Borough Councillors

J. Bonetto	G. Smith	P. Wasley
P. Jarman	G. P. Thomas	M. J. Watts
S. Rees	(Mrs) J.S. Ward	E. Webster

Non Committee Members in Attendance

County Borough Councillor K. Morgan

Officers in Attendance

Mr. S. Gale – Service Director, Planning
Mr. S. Humphreys – Head of Legal Planning & Environment
Mr. C. Jones - Development Services Manager
Mr. S. Zeinali – Highways Development & Adoptions Manager
Mr. A. Griffiths – Head of Service Highways & Transportation

147 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors L. M. Adams, M. Griffiths, (Mrs) S. J. Jones, S. Powderhill and (Mrs) A. Roberts.

148 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 P. Jarman declared a personal interest in respect of Application No. 17/0131 - New bridge structure, approximately 60m in length, connecting the A4059 (New Road) with the B4275 (Miskin Road). The proposed structure spans the River Cynon, Aberdare-Cardiff railway line. To facilitate these works, a section of the B4275, approximately 385m long will be upgraded. There will be associated retaining structures to enable the B4275 improvement, and there will be improvements to the junction of New Road and the Cwm Cynon Industrial Estate access road, land at Miskin Road and New Road, Mountain Ash – “I know the Objector and

have advised him that I cannot comment on the application but referred him to Officers”.

- (2) In accordance with the Code of Conduct County Borough Councillor P. Jarman declared a personal interest which was also a prejudicial interest in respect of Application No. Application No: 16/1125 – Construction of two storey detached dwelling (re-submission of application ref. 16/0074/13), land to rear of Tirfounder Road, Cwmbach, Aberdare – “Relative of my late husband, it is also a prejudicial interest and I will leave the meeting for this item”.
- (3) In accordance with the Code of Conduct County Borough Councillor G. P. Thomas declared a personal interest which was also a prejudicial interest in respect of Application No. Application No: 17/0160 - Single storey side extension, 10 Greenwood Drive, Hirwaun, Aberdare – “The application is for an extension to my home address, it is also a prejudicial interest and I will leave the meeting for this item”.
- (4) In accordance with the Code of Conduct County Borough Councillor G. Stacey 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 day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fadre Leisure Centre, Central Park, Church Village, Pontypridd – “Know all the people who spoke at the Meeting of the Development Control Committee on 16th February 2017, it is also a prejudicial interest and I will leave the meeting for this item”.

(NOTE: At this point in proceedings Members resolved to appoint County Borough Councillor M. J. Watts as the Chairman for application 16/1194 and the remainder of the meeting following that application as Cllr G Stacey had declared a personal and prejudicial interest in the matter (Minute 148(4) refers) and would be leaving the meeting at that point.)

149 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.

150 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.

151 **MINUTES**

RESOLVED to approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 19th January 2017, subject to the removal of County Borough Councillor L. Walker's name from the list of apologies.

SITE INSPECTIONS

152 **Application No: 16/1125 – Construction of two storey detached dwelling (re- submission of application ref. 16/0074/13), land to rear of Tirfounder Road, Cwmbach, Aberdare**

In accordance with Minute No.132 (2) (Development Control Committee, 16th February, 2017), a site inspection had taken place on 2nd March, 2017 to consider the impact of the proposed development on the highway network and surrounding area. Details of the site visit were set out in the report.

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

(Note: Having earlier declared a personal and prejudicial interest in the above-mentioned application (Minute No. 148(2) refers), County Borough Councillor P. Jarman left the meeting for this item)

153 **Application No: 16/0771 – Proposed residential development with new local convenience store, car parking and access (Revised Plans and Reports Received). Revised Plans (site plans, walk up flats, site sections, letter regarding pedestrian access link and boundary treatment statement received 26/01/2017, former Hirwaun Nursery, Hirwaun Aberdare**

In accordance with Minute No.132 (1) (Development Control Committee, 16th February, 2017), a site inspection had taken place on 2nd March, 2017 to consider the impact of the proposed development on the highway network and surrounding area. Details of the site visit were set out in the report.

The Development Services Manager reported orally on the contents of "late" correspondence received from;

- South Wales Police putting forward their recommendation that the footpath remains closed.
- Rhondda Housing Association expressing concerns in respect of opening the footpath and the ability to obtain the necessary grant with an objection from South Wales Police.
- Mr. A. Crook and Mrs. S. Crook expressing concerns regarding proposed development.
- Ms. Marcia Jones objecting to the proposed development.
- Mr. A. D. Jones expressing concerns regarding proposed development.

Non-Committee/Local Member – County Borough Councillor K. Morgan also addressed the Committee putting forward her concerns about the levels of parking at the site and recommending to Committee that the footpath be opened as part of the development.

Following a discussion, it was **RESOLVED** to approve the application in accordance with the Officer's recommendation subject to added:

1. An additional condition to re-open and maintain the footpath as Members were of the view that it would improve the sustainability of the development by encouraging pedestrian rather than vehicular access to the local convenience store.
2. Condition No. 14 being amended to include the provision of a residents parking scheme in the interests of highway safety. The precise wording of the condition to be delegated to the Service Director Planning;

154 APPLICATIONS RECOMMENDED FOR APPROVAL

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

The Development Control Manager reported of the contents of a "late" letter received in relation to Application No. 17/0131 - New bridge structure, approximately 60m in length, connecting the A4059 (New Road) with the B4275 (Miskin Road). The proposed structure spans the River Cynon, Aberdare-Cardiff railway line. To facilitate these works, a section of the B4275, approximately 385m long will be upgraded. There will be associated retaining structures to enable the B4275 improvement, and there will be improvements to the junction of New Road and the Cwm Cynon Industrial Estate access road, land at Miskin Road and New Road, Mountain Ash from Mr. A. Pugh (Objector) who had requested to address the Committee expressing concerns regarding proposed development and that he was unable to attend the meeting.

The Development Control Manager reported of the contents of the "late" letter received in relation to Application No. 17/0160 - Single storey side extension, 10 Greenwood Drive, Hirwaun, Aberdare from the Applicant County Borough Councillor G. P. Thomas outlining the three high level windows on the side elevation of the proposed development were no longer required.

Following consideration of the applications before them, Members **RESOLVED** –

- (1) To approve Application No. 16/0976 - Construction of 6 no. semi detached and 3 no. detached residential dwellings with associated on plot parking and external works, as a supplementary Planning

Application to Terry Nunns original approved Planning Application Ref. 10/0083/10, land adjacent to 41 Bronallt Terrace, Abercwmboi, Aberdare in accordance with the recommendation of the Service Director, Planning.

- (2) To approve Application No. 17/0131 - New bridge structure, approximately 60m in length, connecting the A4059 (New Road) with the B4275 (Miskin Road). The proposed structure spans the River Cynon, Aberdare-Cardiff railway line. To facilitate these works, a section of the B4275, approximately 385m long will be upgraded. There will be associated retaining structures to enable the B4275 improvement, and there will be improvements to the junction of New Road and the Cwm Cynon Industrial Estate access road, land at Miskin Road and New Road, Mountain Ash in accordance with the recommendation of the Service Director, Planning.
- (3) To approve Application No. 17/0160 - Single storey side extension, 10 Greenwood Drive, Hirwaun, Aberdare in accordance with the recommendation of the Service Director, Planning subject to an additional condition to ensure no windows were inserted in the side elevation in the interests of residential amenity..

(Note: Having earlier declared a personal and prejudicial interest in the above-mentioned application (Minute No. 148(3) refers), County Borough Councillor G. P. Thomas left the meeting for the determination of Application 17/0160)

DEFERRED APPLICATIONS

(Note: At this juncture in the proceedings, County Borough Councillor M. J. Watts took the Chair for the remainder of the meeting).

- 155 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.**

Pursuant to Minute No.113 (Development Control Committee, 16th February 2017) when Members were minded to refuse the above-mentioned application contrary to the recommendation of the Service Director, Planning because they considered the design was not appropriate for the proposed use and they had concerns over the location in respect safety and security, 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.

The Development Services Manager reported orally on the contents of “late” correspondence received in support of the application.

The Service Director Planning reported that if, after considering of his Report Members were still minded to refuse the application, the reasons suggested in his report reflect their view.

Following lengthy consideration of the matter, it was **RESOLVED** to approve the application in accordance with the recommendation and subject to the conditions detailed in Appendix A of the Report.

(Note: A motion to refuse the application in accordance with the reason set out in the report back to Committee was lost)

(Note: Having earlier declared a personal and prejudicial interest in the above-mentioned application (Minute No. 127(1) refers), County Borough Councillor G. Stacey left the meeting for this item).

156 Application No. 16/1351 – Lockup Garage to front and double storey extension to rear 18 Howard Street, Clydach, Tonypanyd.

Pursuant to Minute No.135 (Development Control Committee, 16th February 2017) when Members were minded to approve the application contrary to the recommendations of the Service Director, Planning because there were similar garages in the street and they did not support the view of officers that there would lead to an increase in on street parking of would be a detriment to the safety of highway users or the free flow of traffic in the area, the matter be deferred to the next appropriate meeting of the 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 the recommendation, prior to determining the matter.

Following consideration of the application it was **RESOLVED** to approve the application for the reasons detailed above and subject to the conditions set out in the report.

157 INFORMATION REPORT

In his report, the Service Director, Planning set of details in relation to Planning & Enforcement Appeal Decisions Received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period the period 02/05/16 – 10/06/16, and following consideration thereof, it was **RESOLVED** to note the information.

**G. STACEY & M. J. WATTS
CHAIRMAN**

The meeting terminated at 5.45 p.m.