

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee held at the County Borough Council Offices, The Pavilions, Clydach Vale on Thursday, 20th July , 2017 at 5 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

J.Bonetto	D. Grehan	D. H. Williams
G. Caple	G. Hughes	J. Williams
A. Davies – Jones	S.Powell	

Officers in Attendance

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

12 APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillors P. Jarman and L. Hooper

13 DECLARATIONS OF INTEREST

RESOLVED – In accordance with the Code of Conduct, there were no personal declarations of interest made, pertaining to the agenda

14 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.

15 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.

16 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.

17 MINUTES

RESOLVED – to approve as accurate records the minutes of the meetings of the Development Control Committee held on the 22nd June 2017

18 APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No.16/0692- Demolition of detached garage and construction of detached dwelling in its place including demolition of single storey annex to western side of no44. To provide 2 no. off street parking spaces for no.44 (Amended description, application and CIL forms received 03/05/17 amended Plans received 21/04/17), 44 Chapel Road , Llanharan, Pontyclun.

In accordance with adopted procedures, the Committee received Mr. E Worgan (Applicant) who was given five minutes to present his views on the above-mentioned application.

The Committee noted that Mr R Worgan (Agent) who had requested to address Member in respect of the above – mentioned proposal declined to do so.

The Committee noted that Mr D Wood who had requested to address Members in objection of the above-mentioned proposal was not present to do so.

The Development Services Manager then presented the application to the Committee and following consideration of the proposal, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning.

(2) Application No: 16/0846 – Discharge of Conditions 1- 19 of planning permission 12/0446/10, Maesfach Development, Godreaman Street, Godreaman, Aberdare

In accordance with adopted procedures, the Committee received the following public speakers, each being afforded time to present their views on the above mentioned application and on application no. 16/1085 which relates to the same parcel of land and is referred to in Minute No. 18(3):

- Mrs J Richards (Applicant)
- Mr G Sullivan (Objector)

Mrs J Richards (Applicant) exercised the right to respond to the objectors comments.

The Development Services Manager then presented the application to the Committee and following consideration of the proposal, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning.

(3) Application No: 16/1085 – Variation of Condition 1,2 and 3 of application 12/0446/13 land at end of Godreaman Street, Godreaman, Aberdare

The Development Services Manager presented the application to the Committee and following consideration of the proposal, it was **RESOLVED** – to approve the application in accordance with the recommendation of the Service Director, Planning subject to: -

- a S106 Agreement requiring: -
 - Affordable housing units to be provided in the following mix –
 - 2 no. one bedroom units for social rent (comprising walk up flats with no communal spaces)
 - 1 no. two bedroom house for low cost home ownership;
 - 1 no. three bedroom house for social rent
 - The payment of the transport tariff at the following rates –
 - Residential Properties 1 & 2 bedroom units £2,256/unit x 75%
 - Residential Properties 3, 4 & 5 bedroom units £3,008/unit x 75%; and
- An additional condition to provide: -

The Development of the site shall be undertaken in accordance with the details of the footway fronting Godreaman Street and on site parking provision for the residents of Godreaman Street approved under application 16/0846/38

Reason: In the interest of residential amenity and highway safety and to comply with the requirements of policy AW5 OF THE Rhondda Cynon Taf Local Development Plan.

(4) Application No: 17/0309 – Retrospective application for conversion of Dwelling (Class C3) to house in multiple occupation (Class C4), 88 Broadway Treforest, Pontypridd.

The Committee **RESOLVED** – to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee for substantial reasons, to consider the oversaturation of C4 developments in the Treforest ward and the impact of the development on the surrounding area.

19. APPLICATION RECOMMENDED FOR REFUSAL INVOLVING PUBLIC SPEAKERS

(1) Application No: 16/1066 – Change of use from bank (Class A2) to hot food (Class A3) and installation of extraction/ ventilation equipment, HSBC, 11 High Street, Treorchy.

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

- Mr R Gregory (Supporter)
- Mr F Sykes (Agent)
- Mr A Jones (Objector)

Mr F Sykes (Agent) exercised the right to respond to the objectors comments.

The Development Service Manager presented the application to the Committee and following consideration of the proposal, it was **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director Planning subject to revised wording to second reason for refusal:

- The proposed hot food takeaway at this location would give rise to a greater intensity of short - term on street parking along the adjacent residential streets to the detriment of pedestrian safety

20. SITE INSPECTION

Application No: 16/1181- Conversion, Extension and Change of Use from Public House (A3) to 4no. Student Flats with amenity / service area to rear, The Bridge Inn, Bridge Street, Treforest, Pontypridd.

In accordance with Minute No: 10 (2) of the Planning and Development Committee held on the 22nd June 2017 the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection which

was held on the 6th July 2017 in respect of the application which was recommended for approval by the Service Director Planning.

Non – Committee/ Local Member – County Borough Councillor S. Powderhill addressed the Committee on the application and put forward his objections to the proposed development.

Following consideration of the matter it was **RESOLVED** that Members were minded to refuse the application contrary to the recommendation of the Service Director Planning because they considered the proposal would have a negative impact on parking and highways within the area the matter be deferred to the next appropriate meeting of the Planning and Development 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 officers recommendation prior to determining the matter.

21. APPLICATIONS RECOMMENDED FOR APPROVAL

In his report the Service Director, Planning set out details of applications recommended for approval and it was **RESOLVED** –

(1) To defer Application **No: 17/0299**- Change of Use from C3 (Dwelling houses) to C4 (Houses in multiple occupation), 13 Windsor Road, Treforest, Pontypridd for a site inspection to be undertaken by the Planning and Development Committee to consider the oversaturation of C4 developments in the Treforest ward and the impact of the development on the surrounding area.

(2) To approve Application **No: 17/0363** – Reserved matters application for proposed landscaping, Gene Metals, Kingsland Terrace, Treforest, Pontypridd.

(3) To approve Application **No: 17/0399** – Proposed erection of Class B1/B2/B8 units and associated external alterations (unit 10), Unit 10, Hepworth Park, Coedcae Lane, Pontyclun

(4) To defer Application **No: 17/0405** – Change of use of property from category C3 dwelling house to a category C4 house in multiple occupation, 23 Egypt Street, Treforest, Pontypridd for a site inspection to be undertaken by the Planning and Development Committee to consider the oversaturation of C4 developments in the Treforest ward and the impact of the development on the surrounding area.

(5) To Approve Application **No: 17/0480** – New Y Bwthyn Specialist Palliative Care Unit on an area of land to the South Eastern Corner of Royal Glamorgan Hospital Campus, will include a re- alignment and alteration of existing car parking area and roadway, including the provision of a drop-off point , 28 further parking spaces and landscaping. The unit will comprise of 8 single ensuite bedrooms, a day unit and therapy area including a multi faith room, an office area for staff informal reception and seating area with shared kitchen, Royal Glamorgan Hospital, Llantrisant. Pontyclun.

(6) To Approve Application No: **17/0695** – Installation of a new dedicated access point and 4.8m wide carriageway connecting to existing playground to the North of the site served by a vehicular crossover to the adopted highway on Graiglwyd, modifications and alterations to the existing front elevation car park to increase parking capacity and installation of a new Multi Use Games Arena to the North East of the site of the existing sports field, Maesgwyn Special School, Cwmdare, Aberdare - after the Development Services Manager outlined the “late” letters received from public health and protection, Wales and West Utilities Ltd and Flood risk Management and advised on the objection received from Sports Wales.

22. DEFERRED APPLICATION

(1) Application No: 13/1361 – Erection of four bungalows (Additional ecological information received 08/06/16 showing revised site access, additional footway on Garth Wen, Re- Located turning head and reduced front patio area to Plot3) Garth Wen Rd. Trealaw

In accordance with Minute No: 2 of the Planning and Development Committee held on the 22nd June 2017 , Members gave consideration to the further report of the Service Director, Planning highlighting the potential strengths and weaknesses of taking a decision contrary to the recommendation of an Officer.

Following consideration of the matter, it was **RESOLVED** contrary to the recommendation of the Service Director, Planning to refuse the application for the reason that: -

the proposed development of the site would have an adverse impact on the amenities of nearby residential properties, particularly ‘Highfields’ by reason of overlooking and loss of privacy and also due to disturbance resulting from vehicular movement to and from the site. As such, the development would be contrary to Policy AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

23. REPORT FOR INFORMATION

Member **RESOLVED** to receive the report of the Service Director Planning in relation to Planning and Enforcement Appeal Decisions received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period of 12/06/17 and 30/06/17

The Meeting Closed at 7pm

**S Rees
Chair**