

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, 21ST September, 2017 at 5 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

J.Bonetto	L. Hooper	S. Powell
G. Caple	G. Hughes	D. Williams
A. Davies – Jones	P. Jarman	J.Williams

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.S.Zeinali – Highways Development & Adoptions Manager

57. APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillor D.Grehan

58. DECLARATIONS OF INTEREST

The following declaration of personal interest was declared in matters pertaining to the agenda:

(1) In accordance with the Code of Conduct, County Borough Councillor S Rees declared a personal and prejudicial interest in respect of Application No: 17/0495 - Refurbishment of public house including retention of and extension of roof of two storey rear extension (accommodating extension of public house at ground floor level, 3no in total). Also retention of retaining /engineering works in rear amenity area (accommodating garden area, access and parking arrangements) Royal Oak Inn, Morgan Row, Cwmbach Aberdare. "As a public speaker in the Meeting of the 7th September is a close friend therefore I will leave the meeting for this item"

59. 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.

60. 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.

61. MINUTES

RESOLVED – to approve as an accurate record the minutes of the meeting of the Development Control Committee held on 17th August 2017

62. APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

(1) Application No.17/0247 – Proposed new 2 storey innovation centre with amendments to the highway, New Innovation Centre, Ely Valley Business Park, Pontyclun, Llantrisant

In accordance with adopted procedures, the Committee received the following public speakers who were given five minutes to present their views on the above-mentioned application.

- Mr Williams (Applicant)
- Community Councillor P. Griffiths (Objector)

The Applicant exercised his right to respond to the Objector's comments.

Non- Committee/ Local Member – County Borough Councillor M. Griffiths spoke on the application and put forward her objections to the proposed Development, along with Non – Committee Member County Borough Councillor W Owen of neighbouring ward Llanharry who put forward his views in support of the application.

The Development Service Manger presented the application to Committee

and following a lengthy discussion it was **RESOLVED** – to approve the application in accordance with the recommendations of the Service Director Planning.

(2) Application No: 17/0350 – New detached two storey three bedroom house with single garage and required parking, land adjacent to 16 Willow Close Beddau Pontypridd.

In accordance with adopted procedures, the Committee received the following public speakers who were given five minutes to present their views on the above-mentioned application.

- Mr M Prosser (Applicant)
- Ms C Palmer – (Objector)

The Applicant exercised his right to respond to the Objector's comments.

The Development Service Manger informed Member of a 'Late Letter' from Mr S Oliver informing Members of his objections to the application.

The Development Service Manger presented the application to the Committee and it was **RESOLVED** to approve the application subject to the following amended Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the approved plan(s) no(s):

Site Location Plan

Plans, Elevations and Sections, Drwg: MP01 Revision A

Block Plans, Drwg: MP02 Revision D

and documents received by the Local Planning Authority, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no private car garages, extensions, garden sheds, gates, fences, walls, other means of enclosure, satellite antennae or structures of any kind (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local

Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 4 No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 5 All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 6 Before any work is commenced on site, including site works of any description, each of the trees to be retained shall be securely fenced off by a chestnut paling or similar fence erected in a circle round each tree to coincide with the extremity of the canopy of the tree. Within the areas so fenced off the existing ground level shall be neither raised nor lowered, and no materials or temporary buildings or surplus soil of any kind shall be placed or stored thereon during the period of construction works. If any trenches for services are required in the fenced-off areas during construction works they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cms or more shall be left unsevered.

Reason: To protect the existing trees on the site during the course of building work in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 7 Prior to the commencement of development, details for the provision of bat and barn owl boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in

accordance with the approved details and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest nature conservation in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

- 8 Notwithstanding the submitted details the development hereby approved shall be carried out in accordance with the precautionary and enhancement recommendations of Section 5 of the submitted Tree Survey for Roosting Bats by Acer Ecology – dated May 2016.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan

- 9 Building operations shall not be commenced until samples of the materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 10 No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. These details shall also indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15 in relation to Flood Risk Management.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure and to ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

- 11 No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

- 12 Development shall not commence until details of the means of private shared access, parking and turning for the use of all three existing houses

and 1 proposed development and delivery vehicles have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the proposed dwelling.

Reason: In the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 13 Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

- 14 Prior to the commencement of development, facilities for wheel washing shall be provided on site in accordance with details submitted to and approved in writing by the Local Planning Authority. Wheel washing shall be in operation during the duration of the development period.

Reason: To ensure that the highway is kept free of mud and debris in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 15 The existing access shall be improved in accordance with the details shown on the submitted block plan, drawing no. "MP02 Rev D", and shall be implemented on-site in accordance with the approved details before the development is brought into beneficial use.

Reason: In the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 16 The parking and turning areas shall be retained for the purposes of parking and turning only unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 17 Heavy Goods Vehicles used as part of the construction phase shall be restricted to 09:00am to 16:30pm weekdays, 09:00am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

63. APPLICATIONS RECOMMENDED FOR APPROVAL

(1) Application No. 17/0865 – Proposed single storey extension, Loring Bungalow, St John’s Lane Hirwaun Aberdare

The Development Service Manger presented the application to the Committee and following lengthy consideration it was **RESLOVED** – to approve the application in accordance with recommendations of the Service Director Planning.

64. DEFERRED APPLICATION

(1) Application No 17/0495 – Refurbishment of Public House including retention of and extension to roof of two storey rear extension of public house at ground level and 2 no additional flats at first floor level, 3 no in total) also retention of retaining /engineering works in rear amenity area (accommodating garden area access and parking arrangements) Royal Oak Inn Morgan Row, Cwm Bach Aberdare.

In accordance with Minute No 52(1) of the Planning and Development Committee held on the 7th September 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 approve the application as Members considered that the extension and conversion of the property to provide an extension to the public house at ground level and 3 no self-contained flats at first floor level would not have a detrimental impact on the character and appearance of the host property or the surrounding street scene along Philip Row, subject to the conditions contained in the further report of the Service Director Planning but with an amendment to Conditions 2 and 4 and an additional Condition 8 as set out below:

2. No further development shall take place on site until full engineering design and details of the road widening along Phillip Row over a distance of 13 metres, including tie in details with Morgan Row and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The relevant details shall be submitted to the Local Planning Authority within 28 days of the date of this consent and the works shall be carried out in accordance with the approved details within 3 months of the details being approved by the Local Planning Authority.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety, and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. No further development shall take place on site until full details of the rear extension's external finishes have been submitted to and approved in writing by the Local Planning Authority. The relevant details shall be submitted to the Local Planning Authority within 28 days of the date of this consent and the finishing works shall be carried out in accordance with the approved details within 3 months of the details being approved by the Local Planning Authority.

Reason: To reduce the visual impact it has within the surrounding locality in accordance with Policy AW6 of the Rhondda Cynon Taf Local Development Plan.

8. The proposed alterations to the existing flat roof design detailed on approved plan ref. 2573C (installation of a false pitched roof to the front of the existing structure) shall be undertaken within 3 months of the date of this consent.

Reason: To reduce the visual impact the current structure has within the surrounding locality in accordance with Policy AW6 of the Rhondda Cynon Taf Local Development Plan.

(**Note:** Having earlier declared a personal and prejudicial interest in the above-mentioned application (Minute No 58.), County Borough Councillor S. Rees left the meeting for this item and County Borough Councillor G Caple took the Chair for the remainder of the meeting).

65. INFORMATION REPORT

Members **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 21/08/ 2017 and 08/09/ 2017.

**S.REES
CHAIR**

The meeting closed at 18.00 p.m.