

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, 19th October, 2017 at 5:30 p.m.

PRESENT

County Borough Councillor S.Rees – in the Chair

County Borough Councillors

J.Bonetto	G. Hughes	D. Williams
G. Caple	P. Jarman	
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 Manger
Mr R. Water – Service Director Highways and Streetcare
Mr A. Rees – Senior Engineer
Mr G. Davies – Team Leader Housing Delivery (Strategic Planning)

75. APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillors D.Grehan and J. Williams

76.DECLARATIONS OF INTEREST

There were no declarations of interest in matters pertaining to the agenda.

77. 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.

78. 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.

79. MINUTES

RESOLVED – to approve as an accurate record the minutes of the meeting of the Planning and Development Committee held on 21st September 2017.

80. APPLICATIONS RECOMMENDED FOR APPROVAL INVOLVING PUBLIC SPEAKERS

- (1) **Application No: 16/1385 – Outline planning application for the erection of approximately 460 dwellings, primary school, local centre (up to 200sqm net sales), open space and associated drainage and landscaping (New Certificate B submitted 6th April 2017) (Amended Agricultural Holdings Certificate received 30th August 2017), land west of A4119, Cefn Yr Hendy, Mwyndy, Pontyclun.**

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

- Mr P. Waldren (Agent)
- Mrs M Gough (Objector)
- Mr C Tonks (Objector)
- Mr D. Rees (Objector)
- Mr S. Croeser (Objector)
- Mr A. Fripp (Objector)
- Mrs S. Seymour (Objector)
- Mrs S. Foulkes (Objector)
- Mr D. Jones (Objector)
- Mr J. David (Objector)
- Mrs H. Fisher (Objector)
- Mr P Howard- Jones (Objector)
- Miss A. Parker (Objector)
- Mr D. Leathley (Objector)
- Community Councillor P. Griffiths (Objector)

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

Non- Committee / Local Members – County Borough Councillors M. Griffiths and K. Jones spoke on the application and put forward their objections to the proposed Development.

(**Note:** Mr Russell Supporter who requested to speak in support of the Application was not present to do so)

The Development Service Manager informed Members of 'Late Letters' received from Ms R Lloyd, Mr L Callen- Evans, Ms N Williams Mr P Howard- Jones and Mr D. Rees objecting to the proposed application and a letter received from Welsh Government advising that they had decided not to call-in the application for determination. The Development Service Manager advised Members that the issues raised in the Late Letters had been covered by the speakers and addressed in the report.

The Development Service Manager also informed Members of two revisions to the report. The second paragraph on page 37 and the seventh paragraph on page 43 should make reference to the fact that the Council has no evidence to counter the claims made by residents that they have used the area for informal recreational purposes

The Service Director Highways and Streecare along with the Development Services Manager presented the application to the Committee and following consideration of the report it was **RESOLVED** to approve the application in accordance with the recommendations of the Service Director Planning subject to a Section 106 Agreement requiring:

- The provision of 20% affordable housing
- The provision of the local centre on occupation of 75% of the dwellings(345th dwelling)
- The agreement of a long term management programme for the management of the open space to the north of the site and ecologically sensitive areas of the site.
- Provision of green space and play areas for management and maintenance in accordance with Council's Supplementary Planning Guidance on planning obligations
- The agreement of an employment skills training plan
- A financial contribution of £90,000 towards the provision of additional park and ride spaces at Pontyclun railway station.

(**Note:** County Borough Councillors P Jarman and A. Davies – Jones wished to have recorded they voted against the approval of the above-mentioned application).

- (2). **Application No: 17/0249 - Amended phase II development and operation of a sustainable waste resource recovery and energy production park, comprising the consolidation of the approved gasification yard and pyrolysis building into a 6,270.43 m² gasification hall; an emissions stack measuring 45 m in height and 3.5 m in diameter; a 2,102.86 m² fuel storage hall and a 378 m² turbine hall for electricity generation; and a 4,824 m² open service yard containing ancillary structures including air-cooled condensers for the gasification plant, ancillary fire water tanks and a fire pumphouse, effluent pumps, gas boosters, transformers and a standby diesel generator and fuel tank, with boundary landscape and planting (Additional information relating to the Environmental Statement received 19/09/17), Fifth Avenue, Hirwaun Industrial Estate, Hirwaun.**

In accordance with adopted procedures, the Committee received Mr Williams (Agent) who was afforded five minutes to address Members on the above- mentioned proposal.

(**Note:** Mr West who had also requested to speak sent his apologies as he was unable to attend)

Non – Committee / Local Member – County Borough Councillor G. Thomas spoke on the application and put forward his views in respect of the proposed development.

The Development Service Manager reported orally on the contents of 'late' correspondence received from Mr and Mrs Wakefield and Rhigos Community Council expressing their concerns in respect of the application.

The Development Service Manger then presented the application to the Committee and following consideration of the proposal it was **RESOLVED-** To approve the application in accordance with the recommendations of the Service Director Planning subject to a **S.106 Agreement** requiring the provisions provided in the section 106 agreement entered into for the 2010 permission to be provided for this development namely

safeguarding provisions for Dwr Cymru's assets at Penderyn Reservoir, provisions for a green travel plan and a community energy scheme, routing provisions for HGVs, along with financial contributions for footpath improvements (£10,000), the provision of a bus stop(s) on Fifth Avenue (£16,000), a biodiversity scheme administered by Butterfly Conservation to identify and manage local grasslands as butterfly habitats (£205,031), a Biodiversity Scheme Monitoring Fee ((£11,750), a construction phase monitoring fee (£12,000) together with an

additional provision to ensure that the land on the northern and western boundary of the wider Enviroparks site is dedicated specifically for on-site habitat creation for the marsh fritillary butterfly.

(3) Application No: 17/0801 – A residential development with associated works (amended site plan and engineering layout received 06/09/17), land off Cardiff Road, Cwm Cynon North, Mountain Ash

In accordance with adopted procedures, the Committee received Mrs Setterfeild (Objector) who was afforded five minutes to address Members on the above- mentioned proposal.

The Agent Mr D. Jones exercised his right to respond to the Objector's comments.

The Development Service Manger then presented the application to the Committee and following consideration of the proposal Members **RESOLVED-** To defer the application until further information has been received from the Coal Authority regarding the application site .

81. REPORT FOR INFORMATION

Members **RESOLVED** – to approve 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 25/09/17 and 06/10/17