

Mae'r cofnodion hyn yn amodol ar gymeradwyaeth yng nghyfarfod priodol nesaf y Pwyllgor.

These Minutes are subject to approval at the next appropriate meeting of the Committee

## **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, 15th February 2018 at 5p.m.

#### **PRESENT**

County Borough Councillor S.Rees – in the Chair

#### **County Borough Councillors**

J.Bonetto	D. Grehan	S. Powell
G. Caple	G. Hughes	
A. Davies – Jones	P. Jarman	

#### **Other County Borough Councillors in Attendance**

County Borough Councillor S. Rees-Owen- Non Committee Member

#### **Officers in Attendance**

Mr.S.Gale – Service Director, Planning  
Mrs L. Coughlan –Solicitor  
Mr.D.J.Bailey – Development Services Manager  
Mr.S.Zeinali – Highways Development & Adoptions Manager

#### **132. APOLOGY FOR ABSENCE**

An apology for absence was received from County Borough Councillors W.Owen, D. Williams and J. Williams.

#### **133. DECLARATIONS OF INTEREST**

There were no declarations of personal interests pertaining to the agenda.

#### **134. 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.

**135. 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.

**136. MINUTES**

To approve the minutes of the meeting of the Development Control Committee held on 4<sup>th</sup> January 2018 as an accurate record

**137. 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.

**138. DEFERRED APPLICATION INVOLVING PUBLIC SPEAKERS**

Application No. 17/1231 – Demolition of Former Public House and Construction of 9 no affordable apartments, car parking, landscaping and associated works. The Griffin Public House, 48-49 Carne Street, Pentre

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 Jon Wilks (Agent)
- Mr Mike Thatcher – (Objector)

The Agent did not exercise his right to respond to the Objector's comments.

Non-Committee Member County Borough Councillor S. Rees-Owen put forward her objections to the proposed development.

The Development Service Manger informed Committee of 23 individual Late Letters which had been received, some expressing concern in respect of the mass and scale of the proposal and the potential overbearing nature as well as the impact on street parking, others in favour of the application. Committee was also informed of a petition consisting of 408 signatures which had also been submitted objecting to the application.

The Development Service Manger reported that should Members be minded to approve the application a minor redraft to the wording in Condition 6 would be required.

It was **RESOLVED** that as Members were minded to refuse the application contrary to the Officer's recommendation due to the overbearing nature and overdevelopment of the area and the adverse impact on neighbouring properties, 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.

### **139. APPLICATION RECOMMENDED FOR APPROVAL**

#### **Application No. 17/1208 – Proposed use of land for the siting of Glamping Pods for holiday let, Penaedran Farm, Dinas Terrace to Coed Wernhir, Rhigos, Hirwaun,**

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

### **140. SITE INSPECTION**

#### **Application No: 17/1201, Change of Use of dwelling house (Class C3) to HMO (Class C4), 53 Kingsland Terrace, Treforest, Pontypridd, CF37 1RX**

In accordance with Minute No. 119 (5) (Planning and Development Committee 4<sup>th</sup> January 2018), a site inspection was undertaken on Thursday, 25<sup>th</sup> January 2018 to consider the impact of the development on the surrounding area.

Following consideration of the application, it was **RESOLVED** that as Members were minded to refuse the application contrary to the recommendation of the Service Director Planning because they considered the dwelling to represent a disproportionate ratio of HMOS in accordance with the draft SPG and to exacerbate the over-concentration of HMO's in Treforest which would impact on the character of the area, the matter be deferred to the next appropriate meeting of the Planning and Development Committee for a report from Service Director Planning, if necessary in consultation with the Director of Legal and Democratic Services, upon the strengths and weaknesses of taking a decision contrary to recommendations, prior to determination.

### **141. DEFERRED APPLICATION**

#### **Application No. 16/105/01 – Trade Centre Wales, Cilfynydd Road, Abercynon**

In his report the Development Service Manager reported that the above –

mentioned application was originally reported to the Planning and Development Committee on the 4<sup>th</sup> January 2018 with recommendation that it be approved. At that meeting Members considered the 6 no. Illuminated advert signs erected on the north-western side elevation to be excessive in terms of their scale and design and therefore resolved to defer determination of the application for a further report to highlight the potential strengths and weaknesses of taking a decision contrary to officer recommendation.

Following consideration of the updated report, it was **RESOLVED** to approve the application in accordance with the recommendations of the Service Director Planning, subject to conditions 7 and 8 within the updated report being added to the original report as conditions 6 and 7.

#### **142. 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 22/01/2018 and 02/02/2018.

**S.REES  
CHAIR**

**The meeting closed at 17.50 p.m.**