



## **RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 8 March 2018 at 5.00 pm at the Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypandy, CF40 2XX.

### **County Borough Councillors - Planning and Development Committee Members in attendance:-**

Councillor S Rees (Chair)

Councillor G Caple  
Councillor D Grehan  
Councillor J Williams  
Councillor W Owen

Councillor J Bonetto  
Councillor G Hughes  
Councillor S Powell

Councillor P Jarman  
Councillor A Davies-Jones  
Councillor D Williams

### **Officers in attendance**

Mr C Jones, Development Control Manager  
Mr J Bailey, Development Control Manager  
Mr S Humphreys, Head of Legal Planning & Environment  
Mr A Rees, Senior Engineer, Highways Development Control

### **County Borough Councillors in attendance**

Councillor S Bradwick, Councillor K Morgan and Councillor G Thomas

#### **132 DECLARATION OF INTEREST**

In accordance with the Code of Conduct, County Borough Councillor P. Jarman declared a personal and prejudicial interest in respect of Application No: 17/0922 - The proposed development is for a temporary agricultural dwelling on the land that is owned by the applicant, Top Yard, Tir Y Gelli Farm, Gelli-Wrgan Road, Mountain Ash, Pontypridd. "My daughter-in-law tends to the horses at the stables at the adjacent site and therefore, I will leave the meeting whilst application is being considered".

#### **133 HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS**

It was **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.

#### **134 WELLBEING OF FUTURE GENERATIONS (WALES) ACT 2015**

It was **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.

**135 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 1<sup>st</sup> February, 2018.

**136 CHANGE TO THE AGENDA**

The Committee agreed that the agenda would be considered out of sequence, as detailed in the minutes set out hereunder.

**137 APPLICATION NO: 17/0922**

**The proposed development is for a temporary agricultural dwelling on the land that is owned by the applicant, Top Yard, Tir Y Gelli Farm, Gelli-Wrgan Road, Mountain Ash, Pontypridd.**

(**Note:** At this point in proceedings, County Borough Councillor P. Jarman left the meeting having previously declared an interest. See Minute 132)

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

The Development Service Manager outlined the contents of a 'late' letter received from a local resident objecting to the application.

The Development Service Manager then presented the application to the Committee and following consideration of the proposal, it was **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to consider access to the dwelling and the visual impact of the development to the surrounding area.

**138 APPLICATION NO: 17/1374**

**The conversion of the former Exchange Building, Aberdare, including change of use from offices (B1) to residential (C3) to provide 7 affordable flats, and associated external alterations, The Exchange, Griffith Street, Aberdare.**

In accordance with adopted procedures, the Committee received the following public speakers who were each afforded five minutes to address Members on the above-mentioned proposal:

- Mr J. Hurley (Applicant)
- Mr D. Nugent (Objector)

The Agent, Mr J. Hurley, exercised the right to respond to the comments made by the objector.

Non-Committee/ Local Member – County Borough Councillor S. Bradwick

spoke on the application and put forward his concerns in respect of the proposed Development.

The Development Control Manager advised Members that if they were minded to approve the application, the report should be amended to refer to the window finishes in condition 4 and remove Conditions 5 and 6 which were irrelevant to the application being considered.

Following consideration, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning, subject to:-

the amendment of condition 4 to

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

the removal of the following conditions:

Condition 5 - ‘Prior to the use, hereby permitted, commencing a scheme of odour/effluvia/fume control shall be submitted to and approved in writing by the Local Planning Authority. The building/premises shall thereafter only be operated in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority’;

Condition 6 - ‘Details of a system to prevent waste cooking oil, fats and grease and solid waste from entering the foul drainage system shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use of the premises commences and then shall operate in perpetuity unless otherwise agreed in writing by the Local Planning Authority’;

And the renumbering of Conditions 1 – 9 as 1 – 7.

#### **139 APPLICATION NO: 17/1376**

**Refurbishment and conversion of the Black Lion Hotel, Aberdare, including change of use of the upper floors to residential use to provide 11 affordable flats; commercial unit (Class A3 and Class A1) on ground floor; and associated internal and external alterations, Black Lion Hotel, 104 Wind Street, Aberdare.**

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

The Committee noted that Mr D. Nugent (Objector) who had requested to address Members on the Application had put forward his concerns in the previous Application.

Non-Committee/ Local Member – County Borough Councillor S. Bradwick spoke on the application and put forward his concerns in respect of the proposed Development.

The Development Control Manager presented the application to Committee and advised that if Members were minded to approve the application, in order to clearly differentiate between the A1 and A3 use class of the building, the following Conditions should be amended to read as follows:

Condition 5 - 'Prior to the implementation of any A3 use, hereby permitted, commencing a scheme of odour/effluvia/fume control shall be submitted to and approved in writing by the Local Planning Authority. The building/premises shall thereafter only be operated in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Condition 6 - 'Prior to the implementation of any A3 use, details of a system to prevent waste cooking oil, fats and grease and solid waste from entering the foul drainage system shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use of the premises commences and then shall operate in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Following a lengthy discussion, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the amendments to the conditions outlined within the report and to the following additional conditions, as requested by Members:

Condition 10 – The requirement for the developer to provide a construction management plan as Members noted residents concerns in respect of car parking provision and felt that imposing a construction management condition would ensure the safety of residents by keeping the road clear of obstruction;

Condition 11 - That should the ground floor of the building be established for A3 use, Takeaway establishments be prohibited. Due to the Application being within a family development, Members raised concerns in respect of noise and parking issues.

#### 140      **APPLICATION NO: 17/0239**

**The raising of existing waste ground levels, to correspond to the existing rear lane access road level at 184 - 186 High Street, To create additional parking facilities for inhabitants, Waste Ground on land to the rear of 184 - 186 High Street, Gilfach Goch.**

The Development Control Manager presented the report to Committee and following consideration, Members **RESOLVED** to approve the above-mentioned application in accordance with the recommendation of the Service Director, Planning subject to the conditions outlined within the report and to the following additional conditions, as requested by the Development Control Manager:

Condition 4 – The Landform to be re-profiled within 3 months of the grant of consent

Condition 5 – Within 3 months of the grant of consent to submit a landscaping

scheme

**141 APPLICATION NO: 17/0787**

**The proposal is to construct 6 new loose boxes, a feed store, a tack room plus the creation of a menage (small riding area) for equestrian purposes, 3/4 Mile South East of Tonyrefail (land east of Oaklands Farm, Pantybrad, Tonyrefail, Porth.**

The Development Control Manager presented the report to Committee and following consideration, Members **RESOLVED** to approve the above-mentioned application in accordance with the recommendation of the Service Director, Planning subject to an additional condition:

Condition 15 – Further details are to be provided regarding the entrance to the site

**142 APPLICATION NO: 17/1299**

**Erection of coffee shop (Use Class A3) and a two storey mixed use building comprising 2 no. A2/A3/D1 units (Financial/Professional, Food/Drink, Non-Residential Institutions) at ground floor level, with office accommodation above (Use Class B1), together with associated vehicular and pedestrian accesses, car parking, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure (amended description received 10/01/18), Land at Magden Park, Green Meadow, Llantrisant, Pontyclun.**

The Development Control Manager presented the report to Committee, advising Members that should they be minded to approve the application, a slight amendment would be made to Condition 2 to include further information received on the 6<sup>th</sup> March, 2018. The Officer also advised of the deletion of Condition 5 and revisions to the suggested Conditions 7 and 8 to remove reference to the 'cooking of food' as the premises does not offer the facility to sell hot foods.

Members **RESOLVED** to approve the above-mentioned application in accordance with the recommendation of the Service Director, Planning subject to:-

the amendments to the following conditions:-.

Condition 2 – to include the additional information received on 6<sup>th</sup> March 2018

Condition 7 & 8 – removal of the reference to cooking of food

the removal of Condition 5 – The use of the coffee shop hereby permitted shall be restricted to the items identified in the submitted Planning Stateemnt namely, paninis, sandwiches, confectionary and drinks and no other food preparation or cooking shall be undertaken therein.

And the renumbering of Conditions 1 – 15 as 1 – 14.

**143 APPLICATION NO: 17/1338**

**Proposed erection of two three storey semi detached dwellings, Land adjacent to 26 Llwynmadoc Street, Pontypridd.**

The Development Control Manager presented the report to Committee, and following consideration, Members **RESOLVED** to approve the above-mentioned application in accordance with the recommendation of the Service Director, Planning.

**144 APPLICATION NO: 17/0909**

**Three storey extension and third floor extension to two storey hotel block and new facade, Haveli Restaurant & Bar, Woodhouse Inn, Coedcae Lane, Talbot Green, Pontyclun.**

The Development Control Manager presented the report to Committee, and following consideration, Members **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning.

**145 APPLICATION NO: 17/0525**

**Proposed revised restoration scheme following completion of coal extraction pursuant to Condition 8 of planning permission reference 13/0466, incorporating formation of a plateau for future development in accordance with Policy NSA8 of Rhondda Cynon Taf Local Development Plan (amended site and section plans, drainage details and new photo montages dated October 2017). Location: Opencast Coal Site, Tower Colliery, Hirwaun.**

Non-Committee/ Local Members – County Borough Councillors K. Morgan and G. Thomas spoke on the application and put forward their objections in respect of the proposed Development.

The Development Control Manager reported on the above-mentioned application which was originally reported to Committee on 7<sup>th</sup> December, 2017, where it was resolved that Members were minded to approve the re-profiled element of the restoration scheme, but to defer determination of the diversion of Nant-y-Bwlch watercourse in order to enable consultation with the Welsh Government on its potential impact on the proposed duelling of the Heads of the Valley Road.

Members gave consideration to the further report and following a lengthy discussion it was **RESOLVED** to approve the application in its entirety in accordance with the recommendation of the Service Director, Planning.

(**Note:** County Borough Councillors P. Jarman and J. Williams wished to have recorded that they voted against the approval of the above-mentioned application)

**146 APPLICATION NO: 17/1132**

**Proposed re-located vehicular access and new, realigned wall to front of**

**property onto A473. The Bungalow, The Square, Llanharan, Pontyclun.**

The Development Control Manager reported on the above-mentioned application which was originally reported to Committee on 1<sup>st</sup> February, 2018, where it was resolved that Members were minded to approve the application contrary to the officer recommendation as they were of the view that the closing of the existing access point and the opening of the new proposed access would not have an adverse impact upon highway safety in the vicinity.

Members gave consideration to the further report of the Service Director, Planning, highlighting the potential strengths and weaknesses contrary to the recommendation of an officer and following discussions, it was **RESOLVED** that to approve the application due to Members being of the view that the opening of the new access would not have an adverse impact upon highway safety in the vicinity and subject to the conditions set out within the report.

(**Note:** County Borough Councillors P. Jarman and J. Williams wished to have recorded that they voted against the approval of the above-mentioned application)

**147 INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**

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 received for the period 5<sup>th</sup> February, 2018 and 16<sup>th</sup> February, 2018.

**This meeting closed at 6.40 pm**

**CLLR S REES  
CHAIR.**