



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 15 March 2018 at 5.00 pm at the Council Chamber, The Pavilions, Cambrian Park. Clydach Vale, Tonypany, CF40 2XX.

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

Councillor S Rees (Chair)

Councillor G Caple
Councillor G Hughes
Councillor S Powell

Councillor J Bonetto
Councillor A Davies-Jones

Councillor D Grehan
Councillor J Williams

Officers in attendance:-

Mr C Jones, Development Control Manager
Mr S Zeinali, Highways Development Control Manager
Mr S Humphreys, Head of Legal Planning & Environment

County Borough Councillors in attendance:-

Councillor S. Rees-Owen

148 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, there were no declarations made pertaining to the agenda.

149 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.

150 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.

151 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 15th February, 2018.

152 APPLICATION: 17/0890

Change of use of domestic garden to additional area serving non-domestic use for hotel/bistro and also the erection of a bicycle storage unit at the rear. (Amended description received 04/10/17, amended drawings received 04/10/17 and 10/10/17), Cardiff Arms Hotel, Bute Street, Treorchy.

(**Note:** At this point in the proceedings, County Borough Councillor J. Williams left the meeting due to a phone call and was not present during deliberation of the application)

Members **RESOLVED** to approve the application in accordance with the recommendations of the Service Director, Planning.

153 APPLICATION: 17/0957

Proposed external works to rear garden.(Amended Plans received 22/01/2018), Groombridge, 1A Other Street, Ynysybwl, Pontypridd.

Members **RESOLVED** to approve the application in accordance with the recommendations of the Service Director, Planning.

154 APPLICATION: 18/0002

Rear double extension and front porch, 17 Dyffryn Road, Rhydyfelin, Pontypridd.

Members **RESOLVED** to approve the application in accordance with the recommendations of the Service Director, Planning.

155 APPLICATION: 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, CF41 7LD.

The Development Control Manager reported on the application which was originally reported to Committee on 1st February, 2018, where Members resolved to defer the application in order that officers could obtain clarification as to the length of time the premises had been closed and not trading (Minute 129 refers). The application was subsequently reported back to Members at the Planning and Development Committee meeting on 15th February, 2018, where Members resolved that they were minded to refuse the application, contrary to the recommendation of the Service Director, Planning as they felt that the proposed development represented an overdevelopment of the site and as a result, would have significant adverse impacts on the current level of amenity enjoyed by neighbouring residents.

The Development Control Manager outlined the contents of a 'late' petition

received from local residents objecting to the application.

The Development Control Manager advised that the applicant had appealed non- determination of the application and Members were requested to indicate how they would have determined the application had the power to do so still rested with the Local Planning Authority. Members **RESOLVED** that if they had the power to determine the application they would refuse the application for the two reasons set out in the report of the Service Director Planning.

156 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 19/02/2018 and 02/03/2018.

This meeting closed at 5.10 pm

**CLLR S REES
CHAIR.**