



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 5 April 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 G Caple (Chair)

Councillor S Rees
Councillor D Grehan
Councillor D Williams

Councillor J Bonetto
Councillor G Hughes
Councillor S Powell

Councillor P Jarman
Councillor J Williams

Officers in attendance:-

Mr S Gale, Service Director, Planning
Mr C Jones, Development Control Manager
Mr J Bailey, Development Control Manager
Mr S Zeinali, Highways Development Control Manager
Mr S Humphreys, Head of Legal Planning & Environment

County Borough Councillors in attendance:-

Councillor R Bevan, Councillor H Fychan, Councillor J Harries and Councillor R Lewis

157 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors A. Davies-Jones and W. Owen.

158 DECLARATION OF INTEREST

The following declarations of interests were declared in matters pertaining to the agenda:

(1) In accordance with the Council's Code of Conduct, County Borough Councillor P. Jarman declared a personal and prejudicial interest in Item 7, Application No. 17/1156 - Construction of 7 No detached houses with integral garages together with road widening. Site of Former Abertaf Junior & Infants Schools, Troedpennar Terrace, Abercynon, CF45 4TS. "My son rents a garage from the Applicant and, therefore, I will leave the meeting whilst this Application is being considered".

(2) In accordance with the Council's Code of Conduct, County Borough Councillor J. Harries declared a personal and prejudicial interest in Item 9, Application No. 18/0018 - Proposed residential development (amended plans received 29/01/18 and 14/02/18 and amended description received 13/02/18). Blake Street, Maerdy, Ferndale, CF43 4AH. "The proposed Application would affect my close family and, therefore, I will speak on the item and leave the meeting whilst it is being considered".

(3) In accordance with the Council's Code of Conduct, the Development Control Manager declared a personal interest in Item 11, Application No. 18/0056 - Change of use from a dwelling (C3) to a care home (C2) (Amended red line boundary and parking layout plan received 23/02/18) (Further amended red line boundary plans received 19/03/18 which removes grass verge between existing and proposed parking spaces). 31 Mountain View, Tonyrefail, Porth, CF39 8JG. "I used to work with one of the speakers".

(Note: Councillor D. Grehan advised that he had previously written to the local Assembly Member in respect of Item 9 - Application No. 18/0018 - Proposed residential development (amended plans received 29/01/18 and 14/02/18 and amended description received 13/02/18). Blake Street, Maerdy, Ferndale, CF43 4AH, to inform that the matter was due to be considered before Committee but did not regard this to be a personal or prejudicial interest.

159 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.

160 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.

161 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 8th March, 2018.

162 CHANGE TO THE ORDER OF THE AGENDA

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

163 APPLICATION NO: 17/1156

Construction of 7No detached houses with integral garages together with road widening. Site of Former Abertaf Junior & Infants Schools, Troedpennar Terrace, Abercynon, CF45 4TS.

(Note: At this point in proceedings, County Borough Councillor P. Jarman left the meeting, having previously declared an interest. See minute 158.)

Non-Committee/ Local Member – County Borough Councillor R. Lewis spoke on the application and put forward his support in respect of the proposed

Development.

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

164 APPLICATION NO: 17/0555

Demolition of 'Block F' (Former Woodworking Block). (Additional reports/details received on the 11/10/17) (Justification for Demolition Statement received 27/02/18). Block F (former woodworking block) at former Coed Y Lan Comprehensive School site, Lanpark Road, Pontypridd.

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:

- Ms Lowri Houston-Smith (on behalf of the Agent, Mr Jon Wilks)
- Mrs Louise Jones (Objector)
- Mr Christopher Jones (Objector)
- Mrs Louise Jones (on behalf of Ms George Summers, Objector)

The Agent, Ms Lowri Houston-Smith, was offered the opportunity to respond to the Objector but declined to do so.

Non-Committee/ Local Member – County Borough Councillor H. Fychan spoke on the application and put forward her concerns in respect of the proposed development.

The Development Control Manager presented the application to the Committee and following consideration, it was **RESOLVED** to refuse the above-mentioned application contrary to the recommendation of the Service Director, Planning as Members were of the view that the impact of the proposed demolition would be unacceptable in terms of the special architectural and historic interest of the building which is curtilage listed and that it would reduce the 5 year supply of housing. Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Service Director, Planning, if necessary in consultation with the Director, Legal & Democratic Services, upon the strengths and weaknesses of any proposed or possible planning reason for such a decision prior to determining a matter.

165 APPLICATION NO: 17/1143

Timber decking to rear (smoking area), timber decking to front plus facilities for beer garden Jac's Aberdare, Bryngolwg House, Wind Street, Aberdare, CF44 7LL.

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:

- Mrs Debbie Martin (Objector)
- Mr Daniel Nugent (Objector)

The Applicant, Mr Paul Taylor, exercised the right to respond to the comments made by the objectors.

The Development Control Manager then presented the report to the Committee, advising that concerns raised by residents in respect of the beer garden operating hours were not a matter for the Planning Committee and should therefore be reported to the Council's Licensing department. Following consideration, the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

166 APPLICATION NO: 17/1359

Change of use from D1 non-residential institution to 6no C3 dwellings with a 2 storey infill. Ynysangharad Surgery, 70 Ynysangharad Road, Pontypridd, CF37 4DA.

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 Cai Thomas (Agent)
- Ms Suzanne Brown (Objector)

The Agent, Mr Cai Thomas, exercised the right to respond to the comments made by the objector.

The Development Control Manager presented the report to the Committee and the Highways and Development Control Manager addressed the parking concerns.

Following discussions, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to an additional condition requiring the applicant to ensure bin storage is included within the scheme.

167 APPLICATION NO: 18/0018

Proposed residential development (amended plans received 29/01/18 and 14/02/18 and amended description received 13/02/18). Blake Street, Maerdy, Ferndale, CF43 4AH.

Prior to the public speakers being invited to address the Committee, Members **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the access to the proposed development via Blake Street.

In view of the above decision, the Chair informed the persons present to address the Committee on the application that if they wished to speak when the matter was next reported to Committee, they would have to submit requests to do so.

168 APPLICATION NO: 18/0035

Proposed Change of Use from A1 Shop to A3 Takeaway. Shop 2 Curves, Victoria Buildings, Berw Road, Tonypandy, CF40 2HD.

The Committee noted that the Agent, Mr Robert Hathaway, who had requested to address Members on the application declined to do so.

Following consideration of the proposal, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

169 APPLICATION NO: 18/0056

Change of use from a dwelling (C3) to a care home (C2) (Amended red line boundary and parking layout plan received 23/02/18) (Further amended red line boundary plans received 19/03/18 which removes grass verge between existing and proposed parking spaces). 31 Mountain View, Tonyrefail, Porth, CF39 8JG.

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 Ronald Bagshaw (Agent)
- Mr Kevin Evans (Objector)

The Agent, Mr Ronald Bagshaw, was offered the opportunity to respond to the Objector but declined to do so.

The Development Control Manager outlined the contents of 'late' letters received from:

- Local residents (Mr D. Perry, Mr O. Morgan and Mrs T. Morgan) objecting to the proposed development;
 - The Highways and Transportation Section who considered the proposed development to be satisfactory and in accordance with the Council's adopted SPG subject to the following condition-
 - Prior to the development being brought into use, vehicular footway crossings shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority to any works commencing on site.
- Reason:** To facilitate safe and satisfactory access to and from the curtilage parking areas and in the interest of highway and pedestrian safety and;
- Committee/ Local Member, County Borough Councillor A. Davies-Jones objecting to the proposed development.

The Development Control Manager presented the report, advising that a residential care home was Use Class C2, but many of the concerns raised by residents were related to Use Class C2A which covers prisons etc. Members were advised that should they be minded to approve the application, Condition 3 would restrict the use of the dwelling to a residential care home only. Following consideration, the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning together with the additional condition requested by the Highways and Transportation Section detailed above.

170 APPLICATION NO: 18/0091

Change of use from dwelling house (C3) to 7 bed House in Multiple Occupation. Delfan, New Park Terrace, Treforest, Pontypridd, CF37 1TH.

The Development Control Manager outlined the content of a 'late' letter received from Local Member, County Borough Councillor S. Powderhill who wished to have his objection to the proposal recorded as he was of the view that the proposed attic bedroom without a fire escape disregards the safety of the tenants.

Following consideration, the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

(**Note:** County Borough Councillor D. Williams wished to have recorded that he voted against the approval of the above-mentioned application due to the safety concerns mentioned above).

171 APPLICATION NO: 18/0120

Removal/Variation of Conditions 8, 9 & 10 (Sustainable Homes) of previously approved application 13/0064/10 (Construction of 4 no semi detached houses 3 no 2 bedroom and 1 no 3 bedroom). Land Adjacent To Clos-Y-Carw, Llantwit Fardre, CF38 2BP.

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

172 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 5th March, 2018 and 16th March, 2018.

This meeting closed at 7.00 pm

**CLLR G CAPLE
CHAIR.**