



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 19 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 S Rees (Chair)

Councillor G Caple  
Councillor D Grehan  
Councillor D Williams

Councillor J Bonetto  
Councillor G Hughes  
Councillor S Powell

Councillor P Jarman  
Councillor A Davies-Jones  
Councillor W Owen

### **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 G Holmes Councillor R Bevan

#### **174 APOLOGY FOR ABSENCE**

An apology for absence was received from County Borough Councillor J. Williams.

#### **175 DECLARATION OF INTEREST**

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

(1) In accordance with the Council's Code of Conduct, County Borough Councillor G. Hughes declared a personal and prejudicial interest in Item 8, Application No. 18/0117 - Proposed rear kitchen extension, 19 Charles Street, Trealaw, Tonypany. "The application is for an extension on my home and I will therefore leave the meeting whilst it is being considered".

(2) In accordance with the Council's Code of Conduct, County Borough Councillor P. Jarman declared a personal and prejudicial interest in Item 13, 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".

(3) In accordance with the Council's Code of Conduct, County Borough Councillor W. Owen declared a personal and prejudicial interest in the following items:-

Item 6, Application No. 16/1028 - Conversion of adjoining storage barn to living accommodation and associated new opening

- Installing new window in existing opening
- Installing new external door in existing opening
- Replacement windows
- New internal opening connecting living room and kitchen
- Re-roofing porch
- General maintenance.

Pantyddrainan Farm, Llantrisant Road, Castellau, Beddau, Pontyclun and;

Item 7, Application No: 16/1040 - Listed Building Consent for the following:-

- Conversion of adjoining storage barn to living accommodation and associated new opening
- Installing new window in existing opening
- Installing new external door in existing opening
- Replacement windows
- New internal opening connecting living room and kitchen
- Re-roofing porch.
- General maintenance,

Pantyddrainan Farm, Llantrisant Road, Castellau, Beddau, Pontyclun.

"I am the owner of the property in both applications and therefore, I will leave the meeting whilst the applications are considered".

## **176 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.

## **177 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.

## **178 MINUTES**

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

## **179 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.

**180 APPLICATION: 18/0175**

**Change of use to include A3 Cafe, in addition to existing use, and refurbishment and re-design of shopfront, 325 - 326 Cardiff Road, Aberaman, Aberdare.**

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

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

**181 APPLICATION: 17/1334**

**Change of use of the land for the keeping of horses and proposed construction of stables (Amended Description 18/01/18) (Amended Plan Received 12/02/18), land adjacent to Pen-Y-Bryn Bungalow, Penrhiwfer Road, Penrhiw-Fer, Tonypany.**

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

Committee/ Local Member, County Borough Councillor A Davies-Jones spoke on the application and put forward her support in respect of the proposed development.

The Development Control Manager presented the application and following discussions, the Committee **RESOLVED** to approve the application contrary to the recommendation of the Service Director, Planning as Members were of the view that the proposed development would not have an adverse impact upon the amenity of the occupiers of neighbouring residential properties arising from noise, odour generation and general disturbance. 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.

**182 APPLICATION: 18/0097**

**Proposed change of use of domestic garage to small retail business, 2 Ruperra Street, Llantrisant, Pontyclun.**

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

Non-Committee/ Local Member, County Borough Councillor G Holmes 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, Members **RESOLVED** to approve the application contrary to the recommendation of the Service Director, Planning as they were of the view that as the development provided off street parking and due to the small scale of the shop the proposed development would not have any detrimental effect on highway safety. 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.

**183 APPLICATION: 17/0922**

**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:** Having earlier declared an interest in the above-mentioned application (Minute No. 175), County Borough Councillor P. Jarman left the meeting for this item).

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

The Development Control Manager outlined the content of a 'late' letter received from Mrs L Gore objecting to the application. Following consideration, the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

**184 APPLICATION: 14/1128**

**Variation of Condition 2 and removal of Conditions 47, 48 and 49 of planning permission 12/1102/10 to allow minor alterations to the approved plans comprising a reduction in net sales area, internal and external alterations to the approved store and alterations to the layout of plant within the service yard, Sainsburys Supermarkets Ltd, Land South of A473, Talbot Green.**

The Development Control Manager reported on the above-mentioned application where it was considered that material changes had occurred since the application was originally reported to Committee on 18<sup>th</sup> December, 2014.

The Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to a Section 106 Agreement to secure the payment of the Habitat Management Contribution of £50k upon commencement of the construction of the supermarket or by 1<sup>st</sup> February 2019, whichever is the earliest, to enable the Council to commence the maintenance of the Pant Marsh for the agreed 25 years and mitigate the construction impacts, together with the authority for the Service Director, Planning to refuse the application if the Section 106 Agreement is not completed within three months of the date of this resolution, as the proposal would not make adequate provision for mitigating the impacts of the development on Pant

Marsh SINC, in conflict with policies AW8 and SSA 8 of the Local Development Plan.

**185 APPLICATION: 16/1028**

**Conversion of adjoining storage barn to living accommodation and associated new opening**

- Installing new window in existing opening
- Installing new external door in existing opening
- Replacement windows
- New internal opening connecting living room and kitchen
- Re-roofing porch
- General maintenance.

**Pantyddrainan Farm, Llantrisant Road, Castellau, Beddau, Pontyclun.**

(**Note:** Having earlier declared an interest in the above-mentioned application (Minute No. 175), County Borough Councillor W. Owen left the meeting for this item).

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

**186 APPLICATION: 16/1040**

**Listed Building Consent for the following:-**

- Conversion of adjoining storage barn to living accommodation and associated new opening
- Installing new window in existing opening
- Installing new external door in existing opening
- Replacement windows
- New internal opening connecting living room and kitchen
- Re-roofing porch.
- General maintenance,

**Pantyddrainan Farm, Llantrisant Road, Castellau, Beddau, Pontyclun.**

(**Note:** Having earlier declared an interest in the above-mentioned application (Minute No. 175), County Borough Councillor W. Owen left the meeting for this item).

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

**187 APPLICATION: 18/0117**

**Proposed rear kitchen extension, 19 Charles Street, Trealaw, Tonypandy.**

(**Note:** Having earlier declared an interest in the above-mentioned application (Minute No. 174), County Borough Councillor G. Hughes left the meeting for this item).

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

**188 APPLICATION: 18/0294**

**Section 73 application to modify Condition 2 of planning consent 17/0131/08 to include the following: amendment of alignment of upper Miskin Road; provision of open eastern backspan to River Cynon and Rail Bridge B1; change of Retaining Wall S2 from vertical concrete to sloping grass; change of Retaining Wall S1 to retain existing masonry wall, Land At Miskin Road And New Road, Mountain Ash.**

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

**189 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<sup>th</sup> March, 2018 and 16<sup>th</sup> April, 2018.

**This meeting closed at 5.55 pm**

**CLLR S REES  
CHAIR.**