



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 17 May 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 S Powell

Councillor J Bonetto
Councillor G Hughes
Councillor W Owen

Councillor P Jarman
Councillor A Davies-Jones

Officers in attendance:-

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

190 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors J. Williams and D. Williams.

191 DECLARATION OF INTEREST

In accordance with the Code of Conduct, County Borough Councillor A. Davies-Jones declared a personal and prejudicial interest in respect of Item 7, Application No: 18/0321 - The demolition of existing store & construction of one pair of semi detached dwellings (re-submission), Former Workshop & Store, 85a Penrhiwfer Road, Tonyrefail. "One of the objectors is a close family member and, therefore, I will speak on this item and leave the meeting whilst it is being considered".

192 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.

193 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.

194 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 5th April, 2018.

195 CHANGE TO THE ORDER OF THE AGENDA

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

196 APPLICATION: 18/0321

Demolition of existing store & construction of one pair of semi detached dwellings (re-submission), Former Workshop & Store, 85a Penrhiwfer Road, Tonyrefail.

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

(Note: Having earlier declared an interest in the application (Minute No. 191), Committee/ Local Member, County Borough Councillor A. Davies-Jones exercised her right to address the Committee under 14(2) of the Code of Conduct on the application and put forward her concerns in respect of the proposed development and left the meeting for its deliberation).

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

197 APPLICATION: 18/0165

Proposed detached dwelling, land opposite and to the south of 13 to 18 Baptist Square, Blaenllechau, Ferndale.

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.

198 APPLICATION: 18/0225

Erection of garage for domestic use, Ty Seren, Emlyn Close, Thomastown, Tonyrefail, Porth.

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 subject to the requirement for officers to notify Dŵr Cymru - Welsh Water of the proposals and to include an advisory note within the permission that a Dŵr Cymru - Welsh Water build over agreement will need to be obtained if the garage is to be constructed over any Dŵr Cymru - Welsh Water apparatus.

(**Note:** County Borough Councillor A. Davies-Jones wished to have recorded that she voted against the approval of the above-mentioned application)

199 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, Tonypandy.

The Development Control Manager presented the application which was originally reported to Committee on 19th April, 2018, where Members were minded to approve the application, contrary to the officer recommendation of the Service Director, Planning (Minute 181 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to approve the application contrary to the recommendation of the Service Director, Planning subject to the removal of Condition 4 – *'The stables an use of the land hereby approved shall only be accessed via the existing access arrangements serving the dwelling known as Pen-y-Bryn Bungalow, as indicated on the amended plan received on 12/12/18'* as Members felt it was unnecessary as the Applicant had a legal right to use the access road.

Members remained of the view that the proposed development would not have an adverse impact on the amenity of the occupiers of neighbouring residential properties arising from noise, odour generation and general disturbance.

200 APPLICATION: 18/0097

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

The Development Control Manager presented the application which was originally reported to Committee on 19th April, 2018, where Members were minded to approve the application, contrary to the recommendation of the Service Director, Planning (Minute 182 refers).

The Committee gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to approve the application contrary as Members 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.

201 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 9th April, 2018 and 4th May, 2018.

(Note: Members were advised of the following amendments to the report before consideration:

- The appeal for Application – 17/1269 was decided on 4th May, 2018 not 19^h March, 2018 as stated in the original report
- Application – 17/1131 had been refused on 7th March, 2018, not approved on 7th May, 2018 as stated in the original report and;
- The appeal for Application – 17/1221 was decided on 9th April, 2018 not 30th September, 2018 as stated in the original report.)

This meeting closed at 5.25 pm

**CLLR S REES
CHAIR.**