



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 14 June 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 J Bonetto
Councillor P Jarman	Councillor G Hughes
Councillor J Williams	Councillor S Powell
Councillor W Owen	Councillor J Harries
Councillor R Yeo	

### **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 H Boggis, Councillor E George, Councillor J James and Councillor R Lewis

#### **1 WELCOME**

The Chair took the opportunity to welcome new Members to the meeting of the Planning and Development Committee.

#### **2 APOLOGY FOR ABSENCE**

An apology for absence was received from County Borough Councillor D. Grehan.

#### **3 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 J. Harries declared a personal and prejudicial interest in Item 15, 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 development would affect my family members who live in Blake Street. Therefore, I will speak on this item and leave the meeting whilst it is being deliberated".

(2) In accordance with the Council's Code of Conduct, County Borough Councillor J. Bonetto declared a personal interest in Item 9, Application No. 18/0177 - Connecting link for Gallop, Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd and Item 10, Application 18/0178 - Proposed works to maintain and improve access track into Garth Isaf Farm. Widening of verge to east of junction. Construction of retaining masonry wall. Installation of entrance gates, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd. "I know one of the objectors".

(3) In accordance with the Council's Code of Conduct, County Borough Councillor R. Yeo declared a personal interest in Item 9, Application No. 18/0177 - Connecting link for Gallop, Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd and Item 10, Application 18/0178 - Proposed works to maintain and improve access track into Garth Isaf Farm. Widening of verge to east of junction. Construction of retaining masonry wall. Installation of entrance gates, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd. "I know one of the objectors".

(4) In accordance with the Council's Code of Conduct, County Borough Councillor J. James declared a personal interest in Item 9, Application No. 18/0177 - Connecting link for Gallop, Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd and Item 10, Application 18/0178 - Proposed works to maintain and improve access track into Garth Isaf Farm. Widening of verge to east of junction. Construction of retaining masonry wall. Installation of entrance gates, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd. "I was involved with a community group which provided the Applicant with a donation, but the community group no longer exists".

#### **4 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.

#### **5 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.

#### **6 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 19<sup>th</sup> April, 2018.

**7 APPLICATION: 16/0753**

**Residential development on the site of the Llanhari Chapel and Vestry. Chapel to be converted into 2 new residential properties, Vestry to be refurbished into new dwelling. New vehicle access and parking provisions to be made on the site to provide off street parking facilities (amended description and plans received 03/10/17). (amended layout plan, received 15/02/18), Llanhari Chapel Site, Addison Avenue, Llanharry, Pontyclun.**

Members **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the sensitive issues raised by the Local Member and residents in respect of access arrangements to the site and the potential disturbance of the graveyard.

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.

**8 APPLICATION: 17/1351**

**Proposed erection of 8 No. 3 bed dwellings with associated off street parking and amenity space, land at Salisbury Road, Abercynon, Mountain Ash.**

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 Rob Chichester (Agent)
- Mrs Louise Harries (Objector)

The Committee noted that Ms Ann Davies (objector) and Mr David Davies (objector) who had requested to address Members on the application were not present to do so.

The Agent, Mr Rob Chichester, was offered the opportunity to respond to the objector but declined to do so.

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

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 subject to an additional condition requiring the submission and approval of a report which specifically deals with the identification of and subsequent eradication and/or control of Japanese Knotweed at the site prior to development the reason being to prevent the further spread of Japanese Knotweed and to revise the wording of condition 18 to require the implementation of the agreed plan.

**9 APPLICATION: 18/0177**

**Connecting link for Gallop, Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd.**

The Committee **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to explore the impact the development would have on the Special Landscape Area.

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.

**10 APPLICATION: 18/0178**

**Proposed works to maintain and improve access track into Garth Isaf Farm. Widening of verge to east of junction. Construction of retaining masonry wall. Installation of entrance gates.  
Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd.**

The Committee **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to explore the impact the development would have on the Special Landscape Area.

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.

**11 APPLICATION: 18/0267**

**Proposed use as a supported living property for 7 residents and associated staff facilities (C2 Residential Care Home) (Amended description and further supporting statements submitted), Danycraig, 11 Vicarage Road, Penygraig, Tonypanyd.**

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

The Development Control Manager outlined the contents of a 'late' letter received from Mr John Clement which raised concerns in respect of the C2 application.

The Development Control Manager presented the report, advising that the proposed development was Use Class C2, and that the applicant would be prohibited from changing the future use of the development to Use Class C2A which covers prisons and secured accommodation etc.

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

**12 APPLICATION: 18/0353**

**Outline planning application (with all matters reserved other than access) for a residential development of up to 93 dwellings and associated works, land at Pentwyn Cynon Farm, Hirwaun.**

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

Non-Committee/ Local Member – County Borough Councillor H. Boggis 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, advising of an amendment to the second bullet point of the Section 106 requirement on page 111 of the report, which should read as follows:

“A financial contribution to offset the impact of the proposed development on education provision in the locality to be calculated in accordance with the Council’s SPG”

Following discussions, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to a Section 106 Agreement requiring :

- The provision of affordable housing on the site in accordance with an approved scheme. The affordable housing to consist of:
  - 3 x 3 bedroom houses for low cost home ownership;
  - 4 x 1 bedroom walk up flats for social rent; and
  - 2 x 2 bedroom houses for social rent
- A financial contribution to offset the impact of the proposed development on education provision in the locality to be calculated in accordance with the Council’s SPG; and
- The provision and implementation of a long term tree monitoring and management plan for the site

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

### 13 **APPLICATION: 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.**

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 Gareth Warton (Applicant)
- Mr Christopher Bromage (Objector)
- Mr Raymond Bromage (Objector)
- Mr John Bates (Objector)

The Committee noted that Mr Justin Williams (Objector) who had requested to address Members on the application was not present to do so.

The Applicant, Mr Gareth Warton, was offered the opportunity to respond to the objectors but declined to do so.

(**Note:** Having earlier declared an interest in the application (Minute No. 3),

Committee/ Local Member, County Borough Councillor J. Harries exercised his right to address the Committee under 14(2) of the Code of Conduct on the application and put forward his concerns in respect of the proposed development and left the meeting for its deliberation).

The Development Control Manager proceeded to outline the contents of the 'late' letters received which included a 98 signature petition in support of the development and a number of well wishes to the Developer via a social media conversation.

The Development Control Manager presented the application and it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to allow the applicant to explore alternative access options to the proposed development.

**14 APPLICATION: 17/0693**

**Proposed new 2 storey offices and workshop (Amended location plan received 11th April 2018), Plot D9, Heol Crochendy, Treforest Industrial Estate.**

The Development Control Manager presented the application to Committee and updated Members on the parking arrangements on the site and the limitations of the Lease that had been submitted to the Council to provide an additional 12 spaces on land adjoining the application site for a period of 10 years. The Development Control Manager advised Members that if they were minded to approve the application then it should be subject to a Section 106 Agreement to require the payment of a financial contribution of £14,328 towards a travel plan for the estate should the additional parking spaces not be available for a ten year period in order to encourage sustainable transport.

The Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to a Section 106 Agreement requiring that if the additional 12 car parking spaces are not available for a period 10 years, the applicant shall pay a financial contribution of £14,328 towards a travel plan for the estate.

**15 APPLICATION: 17/1315**

**Retain single stable and hay store/tack room and pigeon loft (Revised and corrected plans received 27/4/18), land to the rear of 4, Littlewoods, Abercynon.**

Non-Committee/ Local Members – County Borough Councillors R. Lewis and E. George spoke on the application and put forward their concerns in respect of the proposed Development.

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

**16 APPLICATION: 18/0206**

**Proposed 3 bedroom dwelling. (Amended plans and redline boundary received 23/04/18), land adj to 7 James Street, Godreaman, Aberdare.**

The Committee **RESOLVED** to approve the application in accordance with the Service Director, Planning.

**17 APPLICATION: 18/0407**

**Proposed change of use from offices (B1) and retail (Class A1) to bar/restaurant (A3). (Amended description of development 17/05/18), Ty Carreg, Cowbridge Road, Pontyclun.**

Prior to Committee, it was **RESOLVED** to withdraw the above-mentioned application.

**18 APPLICATION: 17/1201/10**

**Change of use of Dwelling House (Class C3) to a House in Multiple Occupation (Class C4), 53 Kingsland Terrace, Treforest, Pontypridd.**

The Development Control Manager presented the application which was originally reported to Committee on 15<sup>th</sup> February, 2018 where Members were minded to refuse the application, contrary to the recommendation of the Service Director, Planning (Minute 119 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing an application contrary to officer recommendation and following discussions, it was **RESOLVED** to refuse the application contrary to the original recommendation of the Service Director, Planning as Members were of the view that the proposal further exacerbate the unacceptable cumulative adverse impact on the character amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

**19 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 7<sup>th</sup> May, 2018 and 1<sup>st</sup> June, 2018.

**This meeting closed at 6.45 pm**

**CLLR S REES  
CHAIR.**