



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 19 July 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 D Grehan	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 J James and Councillor S Powderhill

### **33 APOLOGY FOR ABSENCE**

An apology for absence was received from County Borough Councillor P. Jarman.

### **34 DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, County Borough Councillor R. Yeo declared a personal interest in the following items:

- Item 13, Application 18/0472 - Change of use to D2 dance studio with ancillary A1 & A3 use. Edwards Coaches, Newtown Industrial Estate, Llantwit Fardre, Pontypridd, CF38 2EE. "One of the public speakers who spoke in the meeting of the Planning and Development Committee held on 5<sup>th</sup> July 2018 was known to me, but not on a personal level, therefore I will take part in the item"
- Item 11, Application 18/0177 - Connecting link for Gallop. Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd. "One of the public speakers is known to me but not on a personal level, therefore I will take part in the item"
- Item 12, 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. "One of the public speakers is known to me but not on a personal level, therefore I will take part in the item"

In accordance with the Council's Code of Conduct, County Borough Councillor J. Bonetto declared a personal interest in the following items:

- Item 11, Application 18/0177 - Connecting link for Gallop. Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd. "One of the public speakers is known to me but not on a personal level, therefore I will take part in the item"
- Item 12, 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. "One of the public speakers is known to me but not on a personal level, therefore I will take part in the item"

### **35 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.

### **36 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.

### **37 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 14<sup>th</sup> June 2018, subject to the following amendments:

- Minute No. 4 - Councillor J. James' declaration of personal interest should read "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 received a donation from the Applicant, but the community group no longer exists".
- It was noted that Councillor P. Jarman was marked as both present and absent within the site inspection reports at Item 11, Application 18/0177 and Item 12, Application 18/0178 of the agenda. Councillor P. Jarman was absent and sent apologies for both visits.

**38 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.

**39 APPLICATION: 17/1236**

**Construction of a detached bungalow. 21 Trenos Gardens, Llanharan, Pontyclun, CF72 9SZ.**

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 Tracey Dobbins (Objector)
- Mrs Vanda Ringwood (Objector)

The Committee noted that Mr Mike Goodall (Agent) who had requested to address Members on the application was not present to do so.

The Development Control Manager presented the application to the Committee and it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning and Development Committee to allow officers to re-examine the access to the proposed development.

**40 APPLICATION: 18/0187**

**Demolition of existing building and new development of 15 no. apartments and associated works (Amended plans received 15/05/2018 and 21/05/2018). Empire Garage, Lanelay Road, Talbot Green, Pontyclun, CF72 8HY**

The Committee **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to consider highway issues and the impact on the residential amenities of neighbouring properties.

**41 APPLICATION: 18/0204**

**Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018).**

In accordance with adopted procedures, the Committee received Mr Andrew Smith (Applicant) who addressed Members on the above-mentioned proposal and application 18/0287 detailed at Minute 42 below.

The Committee noted that Mr Nic Down (Agent) who had requested to address Members on the application was not present to do so.

Non-Committee/ Local Member – County Borough Councillor S. Powderhill spoke on the application and put forward his objections in respect of the proposed development and application 18/0287 detailed at Minute 42 below.

The Development Control Manager outlined the contents of a 'late' letter received from Network Rail, highlighting a number of asset protection comments, a 'late' letter received from Treforest Residents Association objecting to the application and a 'late' letter received from Mr Nic Down (Agent) requesting that the applications 18/0204 and 18/0287 be deferred to enable alternative plans to be submitted.

The Development Control Manager presented the application to the Committee and following discussion, Members **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning subject to the removal of 'Policy AW6' in the reason for refusal as it is not relevant to the application.

**42 APPLICATION: 18/0287**

**Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018) - Conservation Area Consent for Demolition. The Dragon Inn & 1 Saron Street, Treforest, Pontypridd, CF37 1TF**

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

**43 APPLICATION: 18/0177**

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

- Mr John Lenaghan (Objector)
- Ms Jocelyn Kynch (Objector)

The Committee noted that Mr Paul Bastuba (Applicant) who had requested to address Members on the application was not present to do so.

**(Note:** At this point in the proceedings, County Borough Councillor J. James declared a personal interest in the above-mentioned application and in 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 received a donation from the Applicant, but the community group no longer exists".

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

The Development Control Manager presented the application to Members advising of the following error in 3.9 of the Site Inspection report:

- The applicant had not acquired a licence from Natural Resources Wales prior to constructing the sub base of the gallop, but had instead applied for an exemption of works. Natural Resources Wales have since inspected the site and found contamination, which has been rectified and a warning letter will be sent By Naturl Resources Wales to the applicant.

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

**44 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.**

(**Note:** At this point in the proceedings, County Borough Councillor J. Harries left the meeting)

In accordance with adopted procedures, the Committee received the following public speaker who was afforded five minutes to address Members on the above-mentioned proposal:

- Ms Jocelyn Kynch (Objector)

The Committee noted that Mr Paul Bastuba (Applicant) who had requested to address Members on the application was not present to do so.

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

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

**45 APPLICATION: 18/0310**

**Variation of Condition 1 of planning permission 09/1088/15. Old School Site, Hendrefadog, Tylorstown.**

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 subject to the Conditions set out in the report and a Section 106 Agreement to provide:-

- A commuted sum of £87,038.76 to provide traffic calming and highway improvements to the surrounding and side roads; and
- The provision of 10% Affordable Housing across the site, or a contribution for off-site Affordable Housing in lieu of on-site provision.

**46 APPLICATION: 18/0510**

**Demolition of existing buildings, erection of 39 no. dwellings, landscaping, access and associated works. Innovation House, Bridgend Road,**

## **Llanharan, CF72 9RP.**

The Development Control Manager presented the application to the Committee and Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the Conditions set out in the report, a Section 106 Agreement to maintain the proposed development as social housing in perpetuity and the provision and implementation of an employment and skills training plan and the following amendments to the Conditions:

- The rewording of Condition 12 to read - "The proposed bus stop upgrades shall be provided prior to the first beneficial occupation of the development in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.  
Reason: To promote sustainable modes of transport."
- An additional Condition - "Notwithstanding the submitted plans, no works shall commence on site until full engineering design and details of the proposed junction and tie-in with A473, road layout, footways, uncontrolled pedestrian crossings on A473 and internal roads, street lighting, surface water drainage including longitudinal and cross sections have been submitted to and approved in writing by the Local Planning Authority. The approved highway works shall be fully implemented in accordance with the agreed details prior to the first occupation of any dwelling hereby approved.  
Reason: In the interests of highway safety."

And the renumbering of Conditions 1-16 as 1-17.

## **47 APPLICATION: 18/0472**

**Change of use to D2 dance studio with ancillary A1 & A3 use. Edwards Coaches, Newtown Industrial Estate, Llantwit Fardre, Pontypridd, CF38 2EE.**

The Development Control Manager presented the application which was originally reported to the Committee on the 5<sup>th</sup> July, 2018 where Members resolved to approve the application subject to an amendment to Condition 6 in respect of the opening hours (Minute 26 refers). The officer explained that following the meeting, the applicant had requested that the opening hours be further amended to better reflect the existing operation.

The Development Control Manager outlined the contents of a 'late' letter objecting to the proposal.

Members gave consideration to the further report and it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

## **48 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 25<sup>th</sup> June, 2018 and 6<sup>th</sup> July, 2018.

**This meeting closed at 6.05 pm**

**CLLR S REES  
CHAIR.**