



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 2 August 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 D Grehan
Councillor G Hughes	Councillor J Williams
Councillor S Powell	Councillor W Owen
Councillor R Yeo	

Officers in attendance:-

Mr S Gale, Service Director, Planning
Mr C Jones, 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 and Councillor H Fychan

49 APOLOGY FOR ABSENCE

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

50 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, there were no declarations made pertaining to the agenda.

51 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.

52 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.

53 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 July, 2018.

54 APPLICATION: 18/0618

In accordance with adopted procedures, the Committee received the following public speakers who each addressed Members on the above-mentioned proposal and application 18/0620 detailed at Minute 55 below:

- Mr Jon Wilks (Agent)
- Mrs Louise Jones (Objector)
- Mr Christopher Jones (Objector)

The Committee noted that Ms George Summers (Objector) and Mr Andrew Thomas (Objector) who had requested to address Members on the application were not present to do so.

The Agent, Mr Jon Wilks, exercised the right to respond to the comments made by the objectors.

Non-Committee/ Local Member – County Borough Councillor H. Fychan spoke on the application and put forward her objections in respect of the proposed development and application 18/0620 detailed at Minute 55 below.

The Development Control Manager outlined the contents of two 'late' letters received from concerned residents who had been allocated properties at Coed y Lan; and a 'late' letter received from a representative at the Glamorgan-Gwent Archaeological Trust advising that, as the listing does not include the house and block, there were no objections to either of the applications.

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

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

55 APPLICATION: 18/0620

The Development Control Manager presented the application to the Committee and Members were advised that condition 6 was no longer necessary but that an additional two conditions were recommended; the first was to ensure no demolition took place until a contract for the re-building of the school had been deposited with and approved by the Local Planning Authority and the second to require interim landscaping. It was explained that the reasons for the additional conditions was to ensure there is no adverse impact on the adjacent Listed Building and the character and appearance of the conservation area.

Following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the following amendments to Conditions:

- The removal of Condition 6 – This is not necessary as specified in the 'late' representation from the Glamorgan-Gwent Archaeological Trust.
- An additional Condition – 'The demolition of the building shall not commence until a contract has been let for the construction of the replacement building and deposited with the Local Planning Authority. Details of the contract shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place.'
Reason – To ensure that there is no adverse impact on the adjacent Listed Building and the character and appearance of the Conservation Area.
- An additional interim landscape Condition to ensure the site is maintained, should there be any delay between demolition and rebuild.
Reason – To ensure that there is no adverse impact on the adjacent Listed Building and the character and appearance of the Conservation Area.

And the renumbering of Conditions 1-6 as 1-7.

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

56 **APPLICATION: 18/0018/13**

The Development Control Manager presented the application which was last reported to Committee on 5th July, 2018, where Members were minded to refuse the application, contrary to the recommendation of the Service Director, Planning as they were of the view that the proposed access to the development through Blake Street was not satisfactory on highway safety grounds, the development was not in accordance with policy NSA12 of the Rhondda Cynon Taf Local Development Plan as it would adversely affect the highway network and the provision of car parking in the surrounding area and does not accord with the goals of the Wellbeing of Future Generations (Wales) Act 2015 (Minute 27 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing an application contrary to officer recommendation. Following discussion and having had due regard to the objectives of the Wellbeing of Future Generations (Wales) Act 2015, it was **RESOLVED** to refuse the application contrary to the recommendation of the Service Director, Planning as Members were of the view that:

- Access to the proposed site via Blake Street is oversubscribed with parking on both sides of the street restricting access to the site to single lane traffic which is to the detriment of highway safety and the free flow of traffic contrary to the requirements of Policy AW5 of the Rhondda Cynon Taf Local Development Plan and as such would also be contrary to the aims and objectives of the Wellbeing of Future Generations (Wales) Act 2015 and;
- The proposed development in seeking consent for 29 dwellings is contrary to the limitations set by and the requirements of Policy NSA12 of the Rhondda Cynon Taf Local development Plan 2006 – 2021 and as

such would also be contrary to the aims and objectives of the Wellbeing of Future Generations (Wales) Act 2015.

(**Note:** County Borough Councillors R. Yeo and G. Hughes wished to have recorded that they voted against the refusal of the above-mentioned application)

57 APPLICATION: 18/0475

The Development Control Manager presented the application which was originally reported to Committee on 5th July, 2018, where Members deferred the determination of the application to a future meeting of the Planning & Development Committee to allow officers to submit further information in respect of the potential takeaway saturation within the town centres of Rhondda Cynon Taf to give Members clarity of how Treorchy town centre fits within this (Minute 29 refers).

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

58 APPLICATION: 18/0482

The Development Control Manager presented the application which was originally reported to Committee on 5th July, 2018, where Members deferred the determination of the application to a future meeting of the Planning & Development Committee to allow officers to submit further information in respect of the potential takeaway saturation within the town centres of Rhondda Cynon Taf to give Members clarity of how Treorchy town centre fits within this (Minute 30 refers).

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

59 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 July, 2018 and 20th July, 2018.

60 URGENT BUSINESS

The Chair confirmed that the next meeting of the Planning and Development Committee would take place on Thursday 16th August, 2018 at 5pm.

This meeting closed at 5.50 pm

**CLLR S REES
CHAIR.**