



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 16 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 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, Councillor S Belzak and Councillor M Powell

61 APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillor G. Hughes.

62 DECLARATION OF INTEREST

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

63 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.

64 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.

65 MINUTES

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

66 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.

67 APPLICATION: 18/0499

Conversion of existing dwelling to 3 no. self-contained flats. Assam House, 71 Cardiff Road, Taffs Well, Cardiff, CF15 7RD.

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

The Committee noted that Mr David Roberts (Objector) who had requested to address Members on the application declined the opportunity to do so.

The Development Control Manager outlined the contents of four 'late' letters and a signed petition from local residents objecting to the proposal.

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 subject to the inclusion of an additional Condition requiring the applicant to provide at least two parking spaces within the curtilage of the property due to the high demand of on street parking in the area.

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

68 APPLICATION: 18/0663

Two storey and single storey extension to rear of property, first floor to be converted to a two bedroom self contained flat (resubmission of 17/1319/10). 5 Lionel Terrace, Rhydyfelin, Pontypridd, CF37 5HR.

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

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

APPLICATION: 18/0537**Additional use of lower ground level church hall to include small workshop for furniture upcycling. (Re-submission of 18/0104/10). St Lukes Church, Bedw Road, Cilfynydd, Pontypridd.**

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

Non-Committee/ Local Members – County Borough Councillors M. Powell and S. Belzak spoke on the application and put forward their views in respect of the proposed development.

The Service Director, Planning, presented the application to the Committee and Members presented a number of questions to the Highways Development Manager. Following discussion, Members were minded to approve the application contrary to the recommendation of the Service Director, Planning subject to a restriction that the B1 use be only for the use of the Church. Members were of the view that due to the small scale of the community project, the development would not have a detrimental impact on the neighbouring amenity or 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, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

(Note: County Borough Councillors J. Bonetto and G. Caple wished to have recorded that they voted against the approval of the above-mentioned application)

APPLICATION: 17/1236/10**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 afforded five minutes to address Members on the above-mentioned proposal:

- Mrs Judith Williams (Applicant)
- Mr Mike Goodall (Agent)
- Ms Tracey Dobbins (Objector)
- Mrs Vanda Ringwood (Objector)

The Committee noted that Mr Harvey Badman (Supporter) who had requested to address Members on the application declined the opportunity to do so.

The Agent, Mr Mike Goodall, exercised the right to respond to the comments made by the objectors.

The photos submitted in the 'late' letter from Ms Tracey Dobbins (Objector) were

displayed before Members.

The Development Control Manager presented the application to the Committee and following a lengthy discussion, Members were minded to refuse the application contrary to the recommendation of the Service Director, Planning as they were of the view that it was an inappropriate form of development and the proposed access and parking provision for the development were unacceptable on highway safety grounds. 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, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

71 APPLICATION: 17/0771

Variation of condition 11 (Approved Drawings) of previously approved planning application 13/0901/10 (Installation and operation of a solar farm and associated infrastructure) Penrhiw Cradoc Farm, Llanwonno Road, Mountain Ash, CF45 3UX.

Following the advice given from the Development Control Manager, the Committee **RESOLVED** to defer the application to a future meeting of the Planning & Development Committee to allow the applicant to ensure that drainage works have been carried out in accordance with approved plans.

72 APPLICATION: 18/0363

Outline planning application (with all matters reserved) for a proposed residential development (re-submission). Bodwenarth Quarry, Bedw Road, Cilfynydd, Pontypridd.

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

The Development Control Manager presented the application to the Committee and following discussion, Members were minded to refuse the application contrary to the recommendation of the Service Director, Planning as the quarry lies outside of the defined settlement limits within the Local Development Plan and Members had serious concerns around the safety and stability of the quarry face. 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, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

73 APPLICATION: 18/0512

Change of use and alterations to provide office units and storage/distribution units. Treforest Textiles Printers Ltd, Unit E6, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UR.

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.

74 APPLICATION: 18/0513

Construction of a 12,409 sq m NIA / 14,844 sq m GIA Use Class B1 office building with associated parking and access. Plot G13, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5YR.

The Development Control Manager presented the application to the Committee, providing detailed information in respect of the potential drainage and flooding issues.

The Development Control Manager outlined the contents of a 'late' letter received from Natural Resources Wales detailing concerns around flooding.

Following a lengthy discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the inclusion of an additional Condition requiring the applicant to submit and implement an approved Flood Management Plan in order to further develop an Emergency Plan with the Council in the interest of flood management and safety and subject to a Section 106 Agreement to:

- Secure a financial contribution of 490k to be utilised by the Council for promoting, developing and delivering sustainable transport infrastructure and services including but not limited to active travel, bus, rail, park and ride and travel behaviour change; and
- The implementation of an agreed employment and skills training plan.

75 APPLICATION: 18/0516

Change of use of land to car park. Plot G6.9b Treforest Industrial Estate, Nantgarw.

The Development Control Manager outlined the contents of a 'late' letter received from Natural Resources Wales detailing concerns around flooding.

The Development Control Manager presented the application to the Committee and following a lengthy discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the inclusion of an additional Condition requiring the applicant to submit and implement an approved Flood Management Plan in order to further develop an Emergency Plan in the interest of flood management and safety and subject to the receipt of an Unilateral Undertaking to ensure that the owner or the tenant construct the car park if the office development is constructed.

76 APPLICATION: 18/0523

Variation of condition 2 (approved plans/drawings) and 7 (wind turbine configuration) of previously approved planning application 13/0663/10 to increase the overall tip height of the 3 turbines from 146.5m to 149.9m. Craig Yr Aber, Land to the North East of Forch-Orky, Treorchy, CF42 6TF.

The Development Control Manager presented the application to the Committee, advising Members of the following amendments to Conditions:

- Condition 2 – To include reference to the amended plan
- The removal of Condition 14 as it is a duplication of Condition 15 and its replacement with “Trial runs mimicking the movement of the largest and widest anticipated abnormal loads recorded with full video coverage along the haulage route from A470 to the site shall be undertaken in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. Where trial runs demonstrate that alterations to the existing highway or traffic management measures are required in order to enable safe delivery of abnormal loads any mitigation measures required shall be implemented to the satisfaction of the Local Planning Authority prior to delivery of the abnormal loads. Upon completion, of these deliveries, the alterations to the existing highway and associated street furniture shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety, free flow of traffic and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan”

Following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the amendments made to the Conditions listed above.

77 APPLICATION: 18/0564

Two storey rear extension, three garages to rear of property. 32 Amelia Terrace, Llwynypia, Tonypandy, CF40 2HR.

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.

78 APPLICATION: 18/0574

Listed Building Consent for change of use and alterations to provide office units and storage/distribution units. Treforest Textiles Printers Ltd, Unit E6, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UR.

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

79 APPLICATION: 18/0576

The construction of extensions to the existing building to provide additional production, warehousing and office space along with alterations to the external parking areas. Unit 49, Main Avenue, Hirwaun Industrial Estate, Hirwaun, CF44 9UP.

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.

80 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. Llanhari Chapel Site, Addison Avenue, Llanharry, Pontyclun, CF72 9LQ.

In accordance with Minute No: 7 of the Planning and Development Committee held on the 14th June, 2018, the Committee considered the report of the Director, Cabinet & Public Relations outlining the outcome of the site visit inspection which was held on the 26th June, 2018 to consider the sensitive issues raised by the Local Member and residents in respect of access arrangements to the site and the potential disturbance to the graveyard.

The Development Control Manager advised that amended plans indicating the use of the existing path which would not require the disturbance of any graves at the Chapel had been formally submitted and consulted upon. Following discussion, Members **RESOLVED** to approve the application with the amended plans in accordance with the recommendation of the Service Director, Planning subject to the updated Conditions outlined within the report and the inclusion of an additional condition preventing any excavation or alteration of the porch as there are human remains located underneath and with an informative note to be added to the permission advising the applicant of the legislation regarding the exhumation and disturbance of human remains in disused burial grounds.

81 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 and Delegated Decisions Approvals received for the period 23rd July, 2018 and 3rd August, 2018.

This meeting closed at 7.25 pm

**CLLR S REES
CHAIR.**