



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 6 September 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 S Powell
Councillor W Owen	Councillor J Harries
Councillor R Yeo	

### **Officers in attendance:-**

Mr J Bailey, Development Control Manager  
Ms L Coughlan, Solicitor  
Mr A Rees, Senior Engineer

### **County Borough Councillors in attendance:-**

Councillor R Bevan and Councillor H Boggis

#### **82 APOLOGY FOR ABSENCE**

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

#### **83 DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, County Borough Councillor S. Rees declared a personal and prejudicial interest in Item 5, Application 18/0145 - Demolition of existing bungalow and erection of 2 no. pairs of semi-detached 3B/4B houses with double garage and new private access drive. (Outline Application) (amended site layout plans received 03/04/18). Ambleside, Hirwaun Road, Hirwaun, Aberdare. "One of the objectors is well known to me and I have previously advised her on another development. Therefore, I will leave the meeting whilst the application is being deliberated".

#### **84 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.

**85 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.

**86 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 2<sup>nd</sup> August, 2018.

**87 APPLICATION: 18/0145**

**Demolition of existing bungalow and erection of 2 no. pairs of semi-detached 3B/4B houses with double garage and new private access drive. (Outline Application) (amended site layout plans received 03/04/18). Ambleside, Hirwaun Road, Hirwaun, Aberdare.**

**(Note:** Having earlier declared an interest in the above-mentioned application (Minute No. 83), the Chair left the meeting for this item).

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 Stephen Waldron (Agent)
- Ms Dinah Pye (Objector)
- Mrs Margaret Thomas (Objector)

The Agent (Mr S. Waldron) exercised the right to respond to the comments made by the objectors.

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 and advised of the inclusion of an additional Condition:

Before the development is brought into use the means of access, together with the vision splays and turning facilities, shall be laid out in accordance with the submitted plan 1712.PL01B and approved by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the LPA prior to beneficial occupation unless agreed in writing by the LPA.

Reason: In the interests of pedestrian and highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

And the renumbering of Conditions 1-12 to 1-13.

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

**88 APPLICATION: 18/0575**

**Application for approval of reserved matters (access, appearance, landscaping, layout and scale) of previously approved planning application 13/0922/13 for the demolition of the existing derelict workingmen's club and re-landscaping of site to accommodate residential development. Clydach Vale Workingmens Club, Howard Street, Clydach, Tonypandy.**

The Development Control Manager presented the application to the Committee, advising that outline planning permission (13/0922/13) was granted at appeal on 4<sup>th</sup> June 2015.

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

**89 APPLICATION: 18/0763**

**Proposed decking to rear of the property, 6 Mayfield Road, Pontypridd.**

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.

**90 APPLICATION: 18/0161**

**Proposed new dwelling on private land, land adjacent to Ty Draw House, Pontyclun.**

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.

**91 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 6<sup>th</sup> August, 2018 and 17<sup>th</sup> August, 2018.

**This meeting closed at 5.40 pm**

**CLLR S REES  
CHAIR.**