



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 20 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 D Grehan  
Councillor G Hughes    Councillor J Williams  
Councillor S Powell    Councillor J Harries  
Councillor R Yeo

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

Mr J Bailey, Development Control Manager  
Mr S Humphreys, Head of Legal Planning & Environment  
Mr A Rees, Senior Engineer

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

Councillor S Powderhill

#### **92 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors W. Owen and P. Jarman.

#### **93 DECLARATION OF INTEREST**

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

#### **94 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.

#### **95 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.

**96 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 16<sup>th</sup> August, 2018.

**97 APPLICATION: 18/0782**

**Proposed vehicular crossover to provide off street parking, Ashton Villa, New Park Terrace, Treforest, Pontypridd.**

The Committee noted that Mrs Laura Pocock (Applicant) 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 views in support of the proposed development but expressed an objection to the imposition of proposed Condition 3.

The Development Control Manager presented the application to the Committee and the Legal Officer provided advice in respect of the reason for Condition 3. The officer advised that the Condition to amend and implement the existing Traffic Regulation Order prior to the development taking place would facilitate adequate access to and from the public highway and prevent any arising conflict of having both a dropped curb and a parking bay in place.

Following a lengthy discussion, it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

**(Note:** A motion to approve the application subject to the removal of recommended Condition 3 was unsuccessful)

**98 APPLICATION: 18/0845**

**Conversion of storage shed to a Granny Flat, 7 Heol-Y-Bryn, Rhydyfelin, Pontypridd.**

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

**99 APPLICATION: 17/1236/10**

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

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

The Development Control Manager presented the above-mentioned application which was last reported to Committee on the 16<sup>th</sup> August, 2018. During that meeting, Members were minded to refuse the application contrary to the recommendation of the Service Director, Planning as they were of the view that

the form and layout of the development were inappropriate and the parking and access arrangements to serve both the new and existing dwellings were inadequate (Minute 70 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing an application contrary to officer recommendation. Following discussion, it was **RESOLVED** to refuse the application contrary to the recommendation of the Service Director, Planning for the following reasons:

- By virtue of its siting, the proposed dwelling would not relate well to the arrangement of existing and neighbouring properties; having an unacceptable relationship of subservience and failing to reflect the appearance and character of the street scene. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan
- The proposed access arrangement and off-street parking provision for both new and existing dwellings would be of an inadequate design, resulting in vehicular movements and on-street parking to the detriment of highway safety. The development would therefore not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's SPG for Access, Circulation and Parking Requirements.

#### 100 **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.**

The Development Control Manager presented the above-mentioned application which was originally reported to the Committee on the 16<sup>th</sup> August, 2018. During that meeting, Members were minded to approve the application contrary to the recommendation of the Service Director, Planning as they were of the view that the small scale of the development and proposed use would not be likely to create highway safety issues; providing the scope of the consent be defined by an appropriately worded condition (Minute 69 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving an application contrary to officer recommendation. Following discussion, it was **RESOLVED** to approve the application contrary to the recommendation of the Service Director, Planning subject to the Conditions outlined within the report due to the following reason:

- The small scale of the community project and proposed additional use would be acceptable in principle and not be considered to be detrimental to neighbour amenity. The scheme would therefore represent a compatible use in the context of the surrounding residential development. Furthermore, it is considered that the low intensity of the use, during the hours of operation, would not exacerbate demand for on-street parking, or result in a quantity of vehicle movements that would be harmful to highway safety. The application is therefore considered to comply with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

**101 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 20<sup>th</sup> August, 2018 and 6<sup>th</sup> September, 2018.

**This meeting closed at 5.25 pm**

**CLLR S REES  
CHAIR.**