



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 18 October 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 G Hughes
Councillor J Williams	Councillor S Powell
Councillor W Owen	Councillor R Yeo

Officers in attendance:-

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 R Bevan, Councillor J James, Councillor R Lewis and Councillor W Lewis

102 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors D. Grehan and J. Harries.

103 DECLARATION OF INTEREST

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

104 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.

105 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.

106 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 6th September, 2018.

107 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.

108 APPLICATION: 18/0067

Demolition of existing gospel hall (D1) and construction of two-storey building in its place to accommodate B1 office at ground floor level with a one bedroom, self contained flat at first floor level (amended plans and description received 13/03/18, ecology report received 22/08/18, Coal Mining Risk Assessment received 04/09/18), Place of Worship, Cardiff Road, Glan-Y-Llyn, Taffs Well.

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 Antony Bond (Applicant)
- Mr Nathan Meredith (Objector)

The Committee noted that Mrs Anne Bond (Supporter) who had requested to address Members on the application did not wish to do so.

The Applicant, Mr Antony Bond, exercised the right to respond to the comments made by the objector.

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.

109 APPLICATION: 18/0954

Construction of a pond, Cwm Mill, 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 Richard Frost (Agent)
- Mr Richard Withers (Objector)

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

The Agent, Mr Richard Frost, exercised the right to respond to the comments made by the objector.

Non-Committee/ Local Member – County Borough Councillor J. James spoke on the application and put forward his concerns in respect of the structural stability of the banking and the proposal to deal with this under Condition 1 outlined within the report.

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.

110 APPLICATION: 18/0187/10

The proposed demolition of existing building and new development of 15 no. apartments and associated works. Empire Garage, Lanelay Road, Talbot Green, Pontyclun, CF72 8HY.

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 Julie James (Objector) on behalf of Mrs Geraldine Watkins (Objector)
- Mrs Meryl Swales (Objector)
- Mr Richard Wilkins (Objector)

The Development Control Manager outlined the contents of a 'late' letter received from Mr Wilkins outlining concerns in respect of the proposed development.

In accordance with Minute No: 40 of the Planning and Development Committee held on the 19th July, 2018, the Committee considered the report of the Director, Communications & Interim Head of Democratic Services outlining the outcome of the site visit inspection which was held on the 31st July, 2018, in respect of the application which was recommended for approval by the Service Director Planning.

The Development Control Manager presented the application to the Committee and referring to section 3.7 of the report, it was advised that the developer would not be permitted to provide the required footway on the existing lane, but would instead need to provide the provision within their own cartilage.

Concerns were raised in respect of the plans provided, with the officer confirming that the footpath and refuse points were not up to date.

Taking the above into account and following a lengthy discussion, Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to allow further discussions to take place between the Service Director, Planning and the developer regarding the design and size of the proposed development and for officers to update the presentation plans to assist Members in their consideration and determination of the application.

(Note: A motion to refuse the application was withdrawn with the consent of the Committee)

111 **APPLICATION: 18/0209**

Indoor Equestrian Arena for use solely with existing livery yard (part retrospective), Livery Stables and Ménage, Craig Yr Allt Farm, Uplands, Nantgarw, Taffs Well.

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.

112 **APPLICATION: 18/0856**

Installation of a new pedestrian footbridge across the River Taff, linking Ynysangharad Park with the Taff Vale Redevelopment (Permission Ref: 17/0793/08). The proposals include the demolition of the former changing rooms (adjacent to site of former day-centre) and the removal of existing vehicular ramp to the lower informal parking area, former Taff Vale Shopping Centre, Taff Street, Pontypridd.

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.

113 **APPLICATION: 18/0909**

Proposed new park and ride facility in association with Abercynon Railway Station, creating 311 no. off-street vehicle parking spaces and including the closing up of the two western junctions and alterations to the eastern junction off the existing business park access road, land at Navigation Park, Abercynon, Mountain Ash.

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

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

- Condition 6 – The reference to Condition 4 should be Condition 5 and therefore, the Condition should read:
“The development hereby permitted shall not be brought into beneficial use until the measures approved in the scheme referred to in Condition 5 have been implemented and a suitable validation report of the proposed scheme is submitted and approved by the Local Planning Authority. Any validation report shall be carried out by a competent person.
Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.”
- Condition 9 – Planning officers are content with deliveries as part of the development being made on Sundays and Bank Holidays and therefore the Condition should read:
“HGVs used during construction shall be restricted to 09:00am to 16:30pm all week, unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of the safety and free flow of traffic, 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 above.

114 APPLICATION: 18/0943

2 No. dormer windows to rear of granny annexe, 17 Afon Dar Close, Gadlys, Aberdare.

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.

115 APPLICATION: 18/0982

Variation of condition 1 of application 17/1071/15 to extend the current temporary permission for the portacabins to remain for a further 24 months with effect from 23 October 2018. Cardiff Road Surgery, 8 Cardiff Road, Mountain Ash.

(**Note:** At this point in the proceedings, County Borough Councillor J. Bonetto declared a personal interest in the above-mentioned application. “I was present at a Community Council meeting where the University Health Board attended and provided an update on surgeries, and Mountain Ash surgery was included. I believe my personal interest is not prejudicial because I had no personal view on the application at the meeting and therefore, I will take part in the item.”)

Following a discussion it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee in order for the applicant to provide to the Committee a clear progress report and project plan for the delivery of the Primary Health Care Centre for Mountain Ash to enable the Committee determine whether it is appropriate to grant a further extension of the temporary consent and to ensure that the proposed new health care development is driven forward for the local residents.

116 APPLICATION: 13/0350

Variation of Section 106 Agreement dated 24th March 2014 relating to land at Parc Eirin, Tonyrefail.

The Development Control Manager advised Members that since the report has been prepared there have been further discussions regarding the proposed Section 106 Variation and it would be appropriate in the circumstances to defer consideration of the matter in order that an updated brought can be brought to Members for their consideration.

Following the request of the Development Control Manager, Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to allow officers to present the updated application for Member consideration.

117 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 7th September, 2018 and 5th October, 2018.

This meeting closed at 6.45 pm

**CLLR S REES
CHAIR.**