



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 8 November 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 R Yeo

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

Mr C Jones, Development Control Manager  
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 R Bevan and Councillor M Diamond

#### **118 APOLOGY FOR ABSENCE**

An apology for absence was received from County Borough Councillor W. Owen.

#### **119 DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, County Borough Councillor J. Bonetto declared a personal interest in Item 16 – 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. "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."

#### **120 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.

**121 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.

**122 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 20<sup>th</sup> September, 2018.

**123 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.

**124 APPLICATION: 18/0736**

**Proposed residential development of 30 dwellings to include new access from Llantrisant Road, new footpath/cycleway link to Capel Hill and associated works including attenuation ponds, Former Hillside Site, Llantrisant Road, Tonyrefail.**

The Committee noted that Mrs Leanne Raikes (Supporter) who had requested to address Members on the application was not present to do so.

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.

**125 APPLICATION: 18/0755**

**Proposed raised decked area to rear of property (retrospective) (Amended Plans received 04/10/18), 3 Dare Road, Cwmdare, Aberdare.**

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:

- Mrs Vanessa John (Applicant)
- Mr A. Thomas (Objector)

The Committee noted that Mrs J. Thomas (Objector) who had requested to address Members on the application declined to do so.

The Applicant, Mrs Vanessa John was offered the opportunity to respond to the Objector but declined to do so.

The Development Control Manager presented the retrospective 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.

**126 APPLICATION: 18/0791**

**To enable the temporary access to and from the Porth Relief Road (Ref 17/1118/10) to become a permanent left in / left out only access, Morrisons Superstore, Pontypridd Road, Porth.**

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

The Development Control Manager presented the application to the Committee 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 the Service Director, Planning and the Agent to explore the feasibility of a south bound, left turn entrance in only arrangement.

**(Note:** A motion to refuse the application in accordance with the recommendation of the Service Director Planning was unsuccessful)

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

**127 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.**

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

The Committee noted that Mr R. James (Agent) who had requested to address Members on the application declined to do so.

The Development Control Manager presented the application to the Committee and following a discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning and Members requested that a letter be sent to the Practice Manager asking that the site be tidied up, given its poor state.

**128 APPLICATION: 18/0222**

**Extension of the existing dwelling through the creation of a new second floor and roof space, along with granny annexe at lower ground floor (internally linked) and associated hard and soft landscaping, Otters Brook Lodge, Ivor Park, Brynsadler, Pontyclun.**

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.

**129 APPLICATION: 18/0704**

**Change of use of existing building from private members club to separate hot food takeaway/restaurant and public house at ground floor level with separate function room at first floor level for A3 use, Royal British Legion Club, Bethania Place, Cwmbach, 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.

**130 APPLICATION: 18/0835**

**Detached double storey garage (amended plans received 16/09/18), 7 Tan-Yr-Allt, Cross Inn, Llantrisant, Pontyclun.**

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.

**131 APPLICATION: 18/0897**

**Outline consent for residential use on land (all matters reserved) (Amended Plans Received 01/10/18), land to the east of 1 Elm Street, Abercwmboi, 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.

**132 APPLICATION: 18/0898**

**Change to layout of approved car wash (17/0570/10) and provision of canopy with flood lighting and concrete car park area, Ferndale Upholstery, Oakland Terrace, Ferndale.**

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.

**133 APPLICATION: 18/1001**

**Single storey warehouse extension to western side of existing warehouse unit, Unit 48 C Swantex Paper Company, Hirwaun Industrial Estate, Hirwaun, 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.

**134 APPLICATION: 18/1074**

**The approval detailed layout of plot C3, construction of B1/B2/B8**

**employment unit with ancillary office accommodation, Former Coedely Colliery, off A4119, Tonyrefail.**

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.

**135 APPLICATION: 13/0350**

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

The Development Control Manager presented the application to the Committee and Members **RESOLVED** to approve the proposed alterations to the Section 106 Agreement listed below in accordance with the recommendation of the Service Director, Planning:

- That a Deed of Variation to the Section 106 Agreement be entered into –
  - To remove the requirement to pay an affordable housing contribution equivalent to an onsite provision of 15% of the dwellings as low cost housing units and social rented housing units.
  - To provide 20% of the site as affordable housing in accordance with TAN 2.
  - To remove the requirement for ecological enhancement of the Nant Eirin corridor.
  - To remove the requirement to transfer the butterfly habitat land to the Council and pay the associated maintenance contribution as this has already taken place.
  - To remove the requirement to undertake highway improvement works, to remove the financial contribution towards the delivery of a MOVA (£40,000) and to remove the requirement for a further financial contribution for investigation of highways and further improvements (25,000) and replace this with a single financial contribution totalling £210,000.
  - To remove the requirement to transfer the public open space being the Nant Eirin Corridor and the payment of the associated contribution of £17,815 and in its place include a requirement to transfer to the Council and area of land within the site to enable the Council to construct a LEAP.

**136 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 8<sup>th</sup> October, 2018 and 26<sup>th</sup> October, 2018.

**This meeting closed at 6.15 pm**

**CLLR S REES - CHAIR.**