



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 22 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 L Hooper and Councillor J James

#### **137 APOLOGY FOR ABSENCE**

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

#### **138 DECLARATION OF INTEREST**

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

#### **139 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.

#### **140 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.

**141 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 18<sup>th</sup> October, 2018.

**142 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.

**143 APPLICATION: 17/0638**

**Proposed construction of new 4 bedroom bungalow including improvements to existing access and offsite connections to existing sewers (Affecting Public Right of Way RAN/32/1) (Amended description, plans and documents received 27/11/17) Calfaria, Bridgend Road, Llanharan, Pontyclun.**

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 J Waters (Agent)
- Ms C Staddon-Evans (Objector)

The Agent, Mr J Waters was offered the opportunity to respond to the Objector but declined 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.

**144 APPLICATION: 18/0872**

**Proposed residential development and associated highway access, provision of an onsite school and ancillary uses and works on land at Ystrad Barwig Isaf, Ystrad Barwig Isaf Farm, Crown Hill, Llantwit Fardre, 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 G John (Agent)
- Mr S Gray (Applicant)

The Committee noted that Ms J. Jones (Objector) who had requested to address Members on the application had provided apologies of absence for the meeting.

Non-Committee/ Local Member – County Borough Councillor J. James spoke on the application and put forward his objections to the development and his concerns that the development was highly vulnerable development on a zone C2 floodplain.

The Development Control Manager outlined the contents of a number of 'late' letters received in relation to the application, from the following – 2 late letters from Mr M Antoniwi Assembly Member for Pontypridd and 1 from Councillor J James on behalf of an objector each letter raising objections to the application and a late letter from Llanmoor Development containing correspondence from Parc Canol group practice stating that they are working together to mitigate any impact the development might have on healthcare services provided to local residents..

The Development Control Manager presented the application in detail to Members advising of two minor corrections required to be made to the report the first was on page 61 on the second line of the second paragraph where the reference should refer to a secondary access from the 'west' rather than the 'east' and on page 80 the second line of the second paragraph the number of dwellings per hectare was 37 rather than the indicated 30. He also added that subject to Members determination the proposed development would require referral to the Welsh Government under the requirements of The Town and Country Planning (Notification) Wales) Order 2012 as it represents significant residential development (defined as a development of more than 150 residential units or with a site area exceeding 6 hectares) which is a departure from the adopted Local Development Plan.

Following a lengthy debate it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to a Section 106 Agreement to secure:

- Ecology – the delivery of a long term habitat management plan
- Affordable housing – the provision of 20% of the dwellings as affordable housing in accordance with the recommendations of housing strategy as detailed in the report to Committee
- Recreation – the provision of on site play areas in accordance with the requirements of Supplementary Planning Guidance on Planning Obligations.
- Education – the transfer of land within the site to the Council for the provision of a primary school.
- The agreement of an employment skill training plan.

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

(**Note:** At this point in the proceedings, County Borough Councillors J James and L Hooper left the meeting.)

#### 145 APPLICATION: 18/0749

**Proposed construction of 3 no. pairs of semi detached houses and 3 no. detached houses with garages, together with private drive access**

**(amended site layout plan received 07/09/18). Land Off Penderyn Road, 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.

**146 APPLICATION: 18/0797**

**Redevelopment of vacant site for 22 no. dwellings together with associated access, car parking and landscaping (amended site layout plan received 16/10/18), Land Between Manchester Place & Llangland Close, Hirwaun.**

The Development Control Manager outlined the contents of a 'late' letter received from WPM Planning & Development responding to concerns raised in respect by neighbouring occupiers of the application.

The Development Control Manager continued by presenting the application to the Committee and Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to a s106 agreement securing:

- A contribution towards the improvement of existing outdoor play facilities in the Hirwaun Ward at a rate of £1000 per unit

**(Note:** A motion to undertake a site visit to allow Members to become familiar with the issues highlighted within the report was unsuccessful)

**147 APPLICATION: 18/1043**

**A single storey rear extension, two storey frontal extension along with the re-siting of the front garden wall, Ty Gwyn, 2 Rock Cottages, Graigwen, 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.

**148 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 29<sup>th</sup> October, 2018 and 9<sup>th</sup> November, 2018.

**This meeting closed at 6.42 pm**

**CLLR S REES  
CHAIR.**