



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 20 December 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 S Powell Councillor J Harries
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 S Belzak, Councillor A Morgan and Councillor D Williams

163 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, the following Councillors declared a personal interest in Item 14, Application No: 15/0275 - Conversion of a disused barn to single residential unit. (Revised Supporting Statement received 29/05/15) (Additional information has been submitted by the applicant in relation to this application), Trefechan Farm, Cilfynydd, Pontypridd.

County Borough Councillor S. Belzak – 'The Applicant is known to me'.

County Borough Councillor D. Williams – 'The Applicant is known to me'.

164 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.

165 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.

166 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 22nd November, 2018.

167 CHANGE TO THE ORDER OF THE AGENDA

The Committee agreed that the agenda would be considered out of sequence and as detailed in the minutes set out hereunder.

168 APPLICATION: 15/0275

Conversion of a disused barn to single residential unit. (Revised Supporting Statement received 29/05/15) (Additional information has been submitted by the applicant in relation to this application), Trefechan Farm, Cilfynydd, 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 Robert Miles (Applicant)
- Mr Daniel Shone (Supporter)

Non-Committee/ Local Member – County Borough Councillor S. Belzak and Non-Committee Member County Borough Councillor D. Williams spoke on the application and put forward their support in respect of the proposed development.

The Development Control Manager presented the report to the Committee and advised Members of an error on page 132 in respect of the Community Infrastructure Levy Liability. The officer advised that the development would be CIL liable under the CIL Regulations 2010 and that a calculation using the indexation for 2019 resulted in the amount of £11,750.42.

Following discussion, Members were minded to approve the above-mentioned application contrary to the recommendation of the Service Director, Planning as Members were of the view that the residential unit in the countryside was already in use and the changes proposed by the application would have no greater impact than its previous use as a kennels and cattery with residential accommodation above and would not have a detrimental impact on neighbouring properties. Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Service Director, Planning, if necessary in consultation with the Director, Legal & Democratic Services, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

169 APPLICATION: 18/1229

Proposed change of use of existing buildings to provide 7 no. walk-up

apartments for learning disabilities independent living scheme, and 1 no. apartment for staff accommodation, and associated works, 1-4 Oxford Buildings, Oxford Street, Mountain Ash.

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

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

170 APPLICATION: 18/0302

The development of approximately 10,100m² of Class B1, B2 and B8 (Industrial) uses and associated vehicle parking (with all matters reserved except access), and to the west of Bryn Pica Waste Disposal Site, Llwydcoed.

The Development Control Manager presented the report and the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

171 APPLICATION: 18/0825

Floodlighting for a proposed artificial turf pitch, Ysgol Gyfun Rhydywaun, Mangoed, Penywaun, Hirwaun, Aberdare.

The Development Control Manager presented the report and the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

172 APPLICATION: 18/0901

Erection of 2 no 4 bed detached dwellings with detached double garages and 3 no 3 bed detached dwellings with detached single garages (Revised site layout plan received), land adjacent to The Health Centre, High Street, Gilfach Goch, Porth.

The Development Control Manager presented the report to the Committee and advised that since its publication, officers had considered the site's viability for Affordable Housing and were of the view that the site would not be viable with the Section 106 requirement which is outlined within the report and recommended that the application be approved without such requirement..

Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the removal of the requirement to enter into the Section 106 agreement to provide an affordable housing commuted sum equivalent to the value of a three bedroom house in Gilfach Goch.

173 APPLICATION: 18/0923

Residential development including landscaping, drainage, access improvements and other associated infrastructure, land off B4275,

Aberaman, Aberdare.

The Development Control Manager presented the report and the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to a Section 106 agreement requiring:

- The provision of 10% affordable housing and consisting of a mix of low cost home ownership and social rented units reflecting the identified need of the locality defined by the Local Housing Market Assessment 2017-18 and;
- The agreement of an employment skill training plan for the development.

174 APPLICATION: 18/0930

New floodlighting for a proposed artificial turf pitch on land within the grounds of Bryn Celynnog Comprehensive School. Bryncelynnog Comprehensive School, Penycoedcae Road, Beddau, Pontypridd.

The Development Control Manager presented the report and the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

175 APPLICATION: 18/1079

Residential development (Outline), land east of and adjacent to the junction of Brynmair Road and Fforchaman Road, Cwmaman, Aberdare.

Following a proposal from the Chair, the Committee **RESOLVED** to defer the above-mentioned application, along with Applications 18/1080 and 18/1083 for Site Inspections to be undertaken by the Planning and Development Committee to gain a better understanding of the Council's pilot of the 'Plot Shop' initiative and the planning issues that it raises and to learn lessons from each area which could be put into practice when considering future applications.

176 APPLICATION: 18/1080

Residential Development (Outline), land adjacent to junction of Gwladys Street and Heol Keir Hardie, Penywaun, Aberdare.

Following a proposal from the Chair, the Committee **RESOLVED** to defer the above-mentioned application, along with Applications 18/1079 and 18/1083 for Site Inspections to be undertaken by the Planning and Development Committee to gain a better understanding of the Council's pilot of the 'Plot Shop' initiative and the planning issues that it raises and to learn lessons from each area which could be put into practice when considering future applications.

177 APPLICATION: 18/1083

Residential development (Outline), land to the rear of Brecon Road & Adjacent to Long Meadow Close, Hirwaun.

Following a proposal from the Chair, the Committee **RESOLVED** to defer the above-mentioned application, along with Applications 18/1079 and 18/1080 for Site Inspections to be undertaken by the Planning and Development Committee to gain a better understanding of the Council's pilot of the 'Plot Shop' initiative and the planning issues that it raises and to learn lessons from each area which

could be put into practice when considering future applications.

178 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 26th November, 2018 and 7th December, 2018.

This meeting closed at 5.55 pm

**CLLR S REES
CHAIR.**