



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee held on Thursday, 21 February 2019 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 P Jarman
Councillor D Grehan	Councillor J Williams
Councillor S Powell	Councillor W Owen
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 W Lewis, Councillor S. Rees-Owen, Councillor M Weaver and Councillor M Webber

206 DECLARATION OF INTEREST

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

207 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.

208 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.

209 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 10th January, 2019.

210 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.

211 APPLICATION: 18/0393

Construction of apartment block accommodating 9 no. self-contained residential flats (outline) (amended plans, application form and description received 29/10/18), land adjacent to 209 Ystrad Road, Pentre.

The Committee noted that Mr Paul Parson (Agent) and Mrs Madhu Gorania (Objector) who had requested to address Members on the application were not present to do so.

Non-Committee/ Local Members – County Borough Councillors M. Weaver and S. Rees-Owen spoke on the application and put forward their concerns in respect of the proposed development.

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

212 APPLICATION: 18/1258

Demolition of existing building and erection of 34 affordable residential units, access route, car parking, landscaping and associated works, RCT Heddfan Buildings, Ilan Avenue, Rhydyfelin, Pontypridd.

It was **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the location of the proposed access to the development and the location of the alternative access suggested by the objectors.

213 APPLICATION: 18/0408

Phase 1 - Development consisting of a Business/Industrial Park extension on a green field site off Llantrisant Business Park (amended plans / information received 15/08/18), land at Tal Y Fedw, Llantrisant Business Park, Llantrisant, Pontyclun.

The Development Control Manager presented the application to the Committee and advised of the following amendments to Conditions:

In both conditions 2 and 6 –

- Section 38 Highway Long Section plans detailing 'Rev 03' to read as 'Rev 04' and;
- Section 38 Highway Cross Section plans detailing 'Rev 03' to read as

'Rev 04'

(**Note:** At this point in proceedings, County Borough Councillor J. Harries arrived at the meeting but did not take part in the item.)

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, as detailed above.

214 APPLICATION: 18/1182

Proposed Residential Development, car parking and associated works. (amended plans and information received 30th January 2019), Bryncae Industrial Estate, Bridgend Road, Bryncae, Llanharan.

The Development Control Manager presented the application to the Committee and advised of the following amendments to Conditions:

- Condition 2 – To be reworded as follows:
'The development hereby approved shall be carried out in accordance with the approved plan(s) no(s):
Proposed Site Plan - A-90-105 Rev C
Block A&B Plans & Elevations Sheet 1 of 2 – 4254 A-00-103 Rev E
Block A&B Plans & Elevations Sheet 2 of 2 – 4254 A-00-104 Rev D
Block C Plans & Elevations - 4254 A-00-105 Rev F
House Type A Plans & Elevations - 4254 A-00-100 Rev E
House Type B Plans & Elevations - 4254 A-00-101 Rev E
House Type C Plans & Elevations - 4254 A-00-102 Rev F
and documents received by the Local Planning Authority on 29th October 2018.
Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.'
- Condition 15 – To be reworded as follows:
'The off-street parking identified on submitted drawing no. "A-90-105 Rev C" shall be constructed on site in permanent materials and retained for the purpose of the parking of vehicles only.
Reason: To ensure vehicles are parked off the public highway, in the interests of highway safety and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.'
- Condition 21 – To be reworded as follows:
'The first floor bedroom window in the north elevation of Plot 6 and the first floor bathroom and bedroom windows in the east elevation of Block B shall be glazed with obscured glass to industry standard level 3 or higher and this shall be retained in perpetuity. No additional windows shall be installed on these elevations.
Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.'
- An additional Condition (as no.23) requiring:
'Prior to the commencement of the development hereby approved, the developer shall submit to the Local Planning Authority details of a site investigation and any measures required to remediate land instability

issues within the site to render it suitable for the development. The submitted details shall be accompanied by a certificate from an appropriately accredited independent consulting engineer confirming that the report and any measures required are acceptable from a technical perspective. Any approved measures required shall be undertaken in accordance with the certified details. Following completion of any measures required, additional certification from an appropriately accredited independent consulting engineer confirming that the works have been undertaken in accordance with the agreed details and that they are physically fit for their intended purpose, shall be provided to the Local Planning Authority.

Reason: In the interests of amenity and public safety, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.'

The Development Control Manager continued by explaining to Members that since the publication of the report, no objections had been received from the Council's Countryside Section, the Coal Authority or Natural Resources Wales.

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, as detailed above and subject to a Section 106 Agreement to maintain the proposed development as social housing in perpetuity.

215 APPLICATION: 18/1314

Variation of Condition 7 to the design, details of the road layout, street lighting, surface water, drainage and highway structures as imposed on 16/1085, land at end of Godreaman Street, Aberaman, Aberdare.

The Development Control Manager presented the application to the Committee and it was **RESOLVED** to discharge the previous Section 106 agreement and approve the application in accordance with the recommendation of the Service Director, Planning.

216 APPLICATION: 18/1207

Details of layout, house designs, access, appearance, landscape, materials, drainage and parking layout (42no.dwellings). Revised layout received 31st January 2019, land at end of Godreaman Street, Aberaman, Aberdare.

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

217 APPLICATION: 18/1342

Proposed alterations to external elevations with the addition of a new porch, new bi-folding doors, external seating area and replacing of existing extraction equipment like for like, The Windsor, Llantrisant Road, Pontyclun.

The Development Control Manager presented the application to the Committee

and it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

218 APPLICATION: 18/1375

Development to provide 60 no. 1 and 2 bedroom extra care apartments and communal facilities for the over 50s, together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping, refuse and cycle storage, and other ancillary development, Former Magistrates Courts, Union Street, Graig, Pontypridd.

The Development Control Manager presented the application to the Committee and advised that since the publication of the report, Network Rail had offered no objections and that a noise and vibration survey carried out by the applicant had been deemed acceptable.

Following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

219 APPLICATION: 18/1396

Single story demountable nursery, Ynyswen Infants School. Ynyswen Road, Ynyswen, Treherbert, Treorchy.

The Development Control Manager outlined the content of a 'late' letter received from the Cwm Taf University Health Board which detailed concerns in respect of parking and traffic issues.

Following discussion, Members **RESOLVED** to approve the application for a temporary consent, subject to a re-drafting of condition 1 to make it explicit that the consent is only a three year temporary consent.

220 APPLICATION: 18/0956

Demolition of existing workshop/garage and construction of single dwelling. 1 Ruperra Street, Llantrisant, Pontyclun, CF72 8EX.

The Development Control Manager presented the application which was originally reported to Committee on 10th January, 2019, where Members were minded to approve the application, contrary to the officer recommendation of the Service Director, Planning (Minute 184 refers).

The Development Control Manager presented the further report to the Committee and advised of the following amendment to the Conditions if members should be minded to approve the application:

- Condition 4 – the removal of the letter 's' on 'dwellings' to read as 'dwelling'.

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussion, it was **RESOLVED** to approve the application subject to the 5 proposed conditions detailed in the further report, subject to the amendment to Condition 4 detailed above, contrary to the recommendation of the Service Director, Planning as Members remained of the view that the demolition of the existing detached garage and the construction of a small

detached dwelling at the site would not have a detrimental impact upon highway safety at Ruperra Street or the B4595 Newbridge Road.

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

221 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 14th January, 2019 and 8th February, 2019.

This meeting closed at 5.55 pm

**CLLR S REES
CHAIR.**