



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee held on Thursday, 21 March 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 G Caple (Chair)

Councillor S Rees	Councillor J Bonetto
Councillor P Jarman	Councillor G Hughes
Councillor S Powell	Councillor W Owen
Councillor J Harries	Councillor R Yeo

Officers in attendance:-

Mr J Bailey, Development Control Manager
Mr S Zeinali, Highways Development Control Manager
Mr S Humphreys, Head Legal, Planning & Environment

County Borough Councillors in attendance:-

Councillor R Bevan

232 APOLOGIES FOR ABSENCE

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

233 DECLARATION OF INTEREST

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

234 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.

235 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.

236 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 21st February, 2019.

237 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.

238 APPLICATION: 18/0334

Reserved Matters application for 1st phase of Parc Llanilid (10/0845/34) to include 216 residential dwellings and associated landscaping, re-profiling, access and highway works and subsequent discharge of conditions (16/20/21/25/26/31/35/36/37/48 as imposed on 10/0845/34). Amended application site red line plan (PL01 Rev 'E') received 14/08/2018. Revised description 03/09/2018, land to the north of the A473, Llanilid.

In accordance with adopted procedures, the Committee received Mr Ryan Greaney (Agent) who was afforded five minutes to address Members on the above-mentioned proposal. The Committee noted that Mr Paul Fargher (objector) 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 advised Members of a small number of corrections within the report as outlined below including a suggested amendment to Condition 9:

- *to reflect that the grant of permission is not subject to the approval of the Infrastructure Payment Agreement;*
 - *the Recommendation on Page 17 should be amended to “approve (i) the application subject to a S.106(Deed of Variation) and (ii) the entering into of an Infrastructure Payment Agreement with the Applicant”;*
 - *the wording “and any approval of reserved matters consent issued” should be removed from the top of page 39.;*
 - *on page 40 in the fourth paragraph opening line the word “required” should be replaced with “proposed”;*
- *within the bullet points on page 38:*
 - *bullet point two “a Transport Tariff financial contribution” should be removed entirely;*
 - *bullet point 8 the words “the employment of local people for” should be removed; and*
- **Condition 9:- Be amended to read as follows:**

The development hereby approved shall be carried out and managed in full compliance with the methodology and recommendations set out in the Management and Maintenance Plan, Conditions 32, 43 and 44 (White Young Green ref: A.106819, v.6 dated January 2019), unless otherwise agreed in writing by the Local Planning Authority. In addition full details of the proposed management regime and Estate

Management Company (including timescales for future management) shall be submitted to and agreed in writing by the Local Planning Authority prior to occupation of the first dwelling within the development hereby approved.

Reason: In the interests of ecology and maintaining ecology in accordance with policy AW8 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

- (i) the completion of a Section 106 Deed of Variation to enable the applicant to build the extension to Dolau Primary School;
- (ii) the entering into of an Infrastructure Payment Agreement with the Applicant to provide the extension to Dolau Primary School in satisfaction of part of the CIL due; and
- (iii) the suggested amendment to condition 9 as outlined above.

239 APPLICATION: 18/0449

Residential development of 25 dwellings together with associated highway and landscaping works, land at The Pavilions, Darran Road, Mountain Ash.

In accordance with adopted procedures, the Committee received Mr Jay Ashall (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 advised of a correction to the report confirming that the application was for the development of 25 dwellings. Following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the completion of a Section 106 agreement requiring:

- A recreation facilities contribution of £30,000; and
- An off-site affordable housing contribution comprising, in lieu of on-site provision, a contribution equivalent to 30% of the market value for 2x new build 3 bedroom units and 1 x new build 2 bedroom unit.

240 APPLICATION: 18/1112

Change of use of land from vacant to residential garden, including proposed triple garage with driveway and three parking spaces to serve the residential property as part of approved reserved matters reference 12/0006/16. (Amended Plans Received 07/02/19), J Talbot Groundwork Ltd Portakabin, Nant-Y-Dall Avenue, Rhydyfelin, 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:

- Ms Emma Voyce (Agent)
- Mr Stephen Smith (Objector)

The Agent Ms Emma Voyce exercised the right to respond to the comments made by the objector. The Committee noted that Mr Ken Thomas (supporter) who had requested to address Members on the application chose not 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.

241 APPLICATION: 18/1376

Reconstruction of Industrial Units following fire damage, land off Pentrebach Road, 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 development in proximity to other surrounding properties and for consideration of the environmental issues suggested by the objectors within the report.

242 APPLICATION: 18/1385

Demolition of existing Garth House and construction of 23 no. affordable residential dwellings and associated works (amended plans and description received 25/02/19), Garth House, Leon Avenue, Taffs Well, Cardiff.

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

243 APPLICATION: 18/1343

Amendment to approved site layout of planning permission ref. 17/0461/10, to amend Plot 21 to create 3 bedroom 5 person bungalow; and to amend Plot 22 to create 2 no. semi-detached bungalows comprising Plot 22 (4 bedroom 6 person adapted bungalow) and Plot 23 (2 bedroom 3 person DQR bungalow), former Williamstown Primary School, Williamstown, Tonypany.

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 subject to the completion of a Section 106 Deed of Variation to ensure that the proposed units are maintained as social housing in perpetuity and to ensure that the sum of £30,000 for the future maintenance of the play area, should it be adopted, is secured.

244 APPLICATION: 18/1422

New Residential Development of 4no. 1 bed apartments, 6no. 2 bed houses and 1no. 3 bed house, land adjacent to Abergorky Industrial Estate, Ynyswen, Treherbert, Treorchy.

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 subject to the completion of a Section 106 Agreement requiring the applicant to ensure the dwellings are maintained as affordable units, for the continued purpose of meeting identified local housing needs.

245 APPLICATION: 19/0053

Variation of conditions 2 and 3 to extend the time to submit reserved matters and to commence development of outline planning permission for the erection of two detached houses (ref 13/0070/13), vacant land adjacent to Ardwyn Terrace, Tonypany.

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.

246 APPLICATION: 19/0086

Replacement rear extension and external alterations including PV solar panels to main roof, Bunch of Grapes Public House, 40 Ynysangharad Road, Pontypridd.

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.

247 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 25th February, 2019 and 8th March, 2019.

This meeting closed at 6.15 pm

**CLLR G CAPLE
CHAIR.**