



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 13 June 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 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
Ms L Coughlan, Solicitor
Mr A Rees, Senior Engineer

County Borough Councillors in attendance:-

Councillor R Bevan, Councillor J Cullwick, Councillor J Davies and Councillor D Owen-Jones

1 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, County Borough Councillor G. Hughes declared the following personal interest in Item 12 – Application 19/0386: Extension of raised garden area. Turn existing hard standing into a garage, 64 Tynybedw Terrace, Treorchy, CF42 6RL. 'The applicant is known to me'.

2 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.

3 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.

4 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 4th April 2019.

5 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.

6 APPLICATION: 18/1361

Outline construction of 4 detached dwellings with associated works (Amended site layout plan received 18/02/19), Quarry Road, Maesycoed, Pontypridd, CF37 1JT.

The Committee noted that the following members of the public who had requested to address Members on the application were not present to do so:

- Mr Roberts (Objector)
- Mrs Roberts (Objector)

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 Director, Prosperity and Development.

7 APPLICATION: 19/0329

Change of use from residential into a children's care home, Archgrove, Vicarage Road, Penygraig, Tonybandy, CF40 1HN.

Members **RESOLVED** to defer the application for a site inspection to be undertaken by the Planning and Development Committee to consider potential highways issues and the impact of the development on neighbouring amenities. As many of the issues raised by the objectors are not planning matters, the Planning and Development Committee also requested that an invitation to the site inspection be extended to Care Inspectorate Wales (CIW), in order for a representative to address the concerns.

In view of the above decision, the Chair informed the persons present to address the Committee on the application that if they wished to speak when the matter was next reported to Committee, they would have to submit requests to do so.

8 APPLICATION: 19/0386

Extension of raised garden area. Turn existing hard standing into a garage, 64 Tynybedw Terrace, Treorchy, CF42 6RL.

The Committee noted that Mr Celyn Ashton who had requested to address Members on the application did not wish to do so.

The Development Control Manager outlined the content of a 'late letter' received from a representative of the Tynybedw and Local Area Residents Association

(TALARA) objecting to the application.

The Development Control Manager continued by presenting the application to the Committee and it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

9 APPLICATION: 19/0439

Proposed rear single storey extension, 7 Laburnum Drive, Cwmdare, Aberdare, CF44 8RT.

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

The Committee noted that Mr Nick Smith (Objector) who had requested to address Members was not present to do so.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

10 APPLICATION: 19/0463

Variation of condition 2 (approved plans) of previously approved planning application 16/1299/10 for re-siting of the detached garage to a different position within the site boundary, 10 Glenboi, Mountain Ash, CF45 3DG.

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

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity & Development.

11 APPLICATION: 19/0071

Install profile steel cladding and acoustic and thermal insulation over the existing cladding on the walls of the highbay unit & install 3 silos on west side of unit and 1 silo on the south east side of the unit (southern end) (amended plans received 07/03/2019). Former Crabtree and Evelyn Overseas Ltd, Cowbridge Road, Talbot Green, Pontyclun, CF72 8HL.

In accordance with Minute No: 275 of the Planning and Development Committee held on the 9th May 2019, the Committee considered the report of the Service Director, Democratic Services and Communication. The report outlined the outcome of the site visit inspection, which was held on the 3rd June 2019 in respect of the application, which was recommended for approval by the Director, Prosperity & Development.

(Note: At this point in proceedings, County Borough Councillors J. Bonetto and R. Yeo declared the following personal interest: 'the public speaker is known to

me’.

In accordance with adopted procedures, the Committee received the following members of the public who were each afforded five minutes to address Members on the above-mentioned proposal:

- Mr Peter Brewin (Applicant)
- Mr Paul Griffiths (Supporter)

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to the addition of a Condition, requiring the submission and approval of the colour of the proposed cladding materials to be used.

12 APPLICATION: 18/0789

Proposed garage (amended plans received 02/05/2019), Brynteg, Llanharan Road, Llanharan, Pontyclun, CF72 9LH.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity & Development.

13 APPLICATION: 18/1060

Demolition of ruined chapel building and erection of 6 no. 2-bed flats, 1 no. 1 bed penthouse flat, car park, and relocation of many gravestones to perimeter walls to create lawn amenity area, Capel Y Ton, 3 High Street, Tonyrefail.

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

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to the positive determination of the associated Listed Building Consent (LBC) and favourable referral to Cadw and the addition of a Condition, requiring the submission and approval of a scheme of acoustic insulation measures to prevent noise disturbance to occupiers of the flats on the side nearest the Savoy theatre.

14 APPLICATION: 18/1072

Demolition of ruined chapel building and erection of 6 no. 2-bed flats, car park, and relocation of many gravestones to perimeter walls to create lawn amenity area (Listed Building Consent), Capel Y Ton, 3 High Street, Tonyrefail.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to the favourable referral to Cadw.

15 APPLICATION: 19/0281

Retrospective permission for a raised patio, 24 Arfryn Terrace, Tylorstown, Ferndale, CF43 3DR.

Non-Committee/ Local Member – County Borough Councillor R. Bevan spoke on the application and put forward his objections in respect of the retrospective development.

The Development Control Manager presented the application and following discussion, Members were minded to **REFUSE** the application contrary to the recommendation of the Director, Prosperity and Development as Members were of the view that the development was overbearing and had a significant impact on residential amenity and privacy. Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Director, Prosperity & Development, if necessary in consultation with the Director, Legal 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.

16 APPLICATION: 19/0328

Change of use from class D2 leisure centre to mixed use development comprising of class use D2 leisure centre & B1 office accommodation. (Revised plans, including site location plan, incorporating conversion of ground floor meeting room to provide additional office space and data centre, received 30th April 2019), Rhondda Fach Leisure Centre, East Street, Tylorstown, Ferndale, CF43 3HR.

Non-Committee/ Local Member – County Borough Councillor R. Bevan put forward his support in respect of the proposed development.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

17 APPLICATION: 19/0446

Change of use of ground floor from A1 to A3 (Craft Beer Bar and Bottle Shop). Use of outside space to include seating for 10 persons, Unit 6, Former National School, Cardiff Street, Aberdare, CF44 7DP.

The Development Control Manager presented the application and it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

18 APPLICATION: 19/0461

Eight signs, Paddling Pool, Ystradfechan Park, Station Road, Treorchy.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

19 APPLICATION: 18/0363

Outline Planning Application (With all matters reserved) for a proposed residential development (re-submission). Bodwenarth Quarry, Bedw Road Cilfynydd.

The Development Control Manager presented the application which was originally reported to Committee on 16th August 2018, where Members were minded to refuse the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute 72 refers).

It was explained that following Members' initial resolution, additional work had been undertaken to ensure that concerns regarding the stability and safety of the quarry rock faces were addressed.

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing contrary to officer recommendation. It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the completion of a Section 106 agreement, which sets out the requirement for the provision of two affordable housing units in accordance with the recommendations of the Council's housing strategy division and subject to the following amendments to Conditions:

- Condition 21 to be reworded to read as follows:
'The development hereby approved shall be carried out in accordance with the conclusions of the original Groundsure report submitted with the planning application as subsequently amended/supported by the submitted GSL report received 1st February 2019 and letter dated 10th April 2019.'
- The deletion of Condition 22

(Note: A motion to refuse the application was seconded but fell)

20 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 29th April 2019 and 31st May 2019.

This meeting closed at 6.10 pm

**CLLR S REES
CHAIR.**