



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 4 July 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 W Owen
Councillor R Yeo	Councillor D Williams

Officers in attendance:-

Mr J Bailey, Development Control Manager
Mr S Zeinali, Highways Development Control Manager
Mr S Humphreys, Head of Legal Services

County Borough Councillors in attendance:-

Councillor R Bevan, Councillor D Macey and Councillor M Webber

35 DECLARATION OF INTEREST

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

36 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.

37 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.

38 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 13th June 2019.

39 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.

40 APPLICATION: 18/1401

Demolition of existing buildings and redevelopment of site for an affordable housing scheme, comprising 22 affordable homes, access arrangements, car parking, landscaping and associated ancillary works, The Patch, Llanharry, Pontyclun.

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

The Development Control Manager outlined the content of a 'late' letter received from a local resident, which detailed concerns about the entry point onto the main road.

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 subject to the completion of a Section 106 agreement, requiring the developer to ensure that the dwellings are established and maintained as 100% affordable units.

41 APPLICATION: 18/1400

Demolition of existing buildings and the construction of 18 no. affordable residential dwellings and associated access arrangements and works (amended site layout received 07/02/19), St Annes Church, Church Terrace, Ynyshir, Porth.

In accordance with Minute No: 265 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 and Development.

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:

- Jon Hurley (Agent)
- Samantha Rogers (Objector)
- Julie Edwards (Objector)
- Clare Long (Objector)

The Agent, Mr Jon Hurley exercised the right to respond to the comments made by the objectors.

Non-Committee/ Local Member – County Borough Councillor D. Macey spoke on the application and put forward his objections in respect of the proposal.

The Development Control Manager presented the application to the Committee and following discussion, Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity and Development. Members were of the view that the size of the proposed development would be overbearing and have an adverse impact on amenity of neighbouring properties and the character of the surrounding area. Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Director, Prosperity and 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.

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

42 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.

The Development Control Manager presented the application, which was last reported to Committee on 4th April 2019, where Members were minded to refuse the application, contrary to the officer recommendation of the Director, Prosperity and Development as they felt that the access was unsatisfactory in terms of highway safety (Minute 257 refers).

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:

- Jon Hurley (Agent)
- Christine Thomas (Objector)
- Mr Churches (Objector)

The Agent, Mr Jon Hurley exercised the right to respond to the comments made by the objectors.

Non-Committee/ Local Member – County Borough Councillor M. Webber spoke on the application and put forward her views and raised questions in respect of the proposal which were responded to by the Development Control Manager and the Highways Development Control Manager.

The Development Control Manager explained that since the meeting, a revised layout had been submitted, which was before Members for consideration. Following discussion, Members **RESOLVED** to approve the application in line with

the amended layout and in accordance with the recommendation of the Director, Prosperity and Development, subject to the completion of a Section 106 agreement, requiring the applicant to:

- Maintain the proposed development as social housing in perpetuity; and
- To agree an employment skills training plan

And subject to the following amendments to the Conditions in the original report:

Condition 2 to be reworded to reflect the current suite of plans as follows:

2. The development shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority –
 - Site location plan drawing no: A100
 - Site layout drawing no: A101
 - Block plan drawing no: A102
 - House type 1 drawing no:A111
 - House type 2 drawing no: A112
 - House type 3 drawing no:A113
 - House type 4 drawing no: A114
 - House type 5 drawing no: A115
 - House type 6 drawing no: A116
 - House type 7 floor plans drawing No:A117
 - House type 7 elevations drawing no:A118
 - House type 8 drawing no: A119
 - House types 9 & 10 drawing no:A120
 - **Reason:** To clearly define the scope of permission and to ensure compliance with the approved plans.

Condition 6 to be revised to remove any reference to barn owls.

Condition 14 to be amended, to read as follows:

14. The level of off street car parking indicated on submitted drawing A101 shall be laid out on site in permanent materials prior to beneficial use. The spaces shall remain for the parking of vehicles only.
Reason: To ensure that vehicles are parked off the public highway in the interests of highway safety

And the addition of the following condition:

21. The development shall not be occupied until a Traffic Regulation Order (TRO) to amend existing double yellow lines into the proposed new access has been completed, unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the deliverability of traffic management measures and restrictions in the interests of highway safety.

43 APPLICATION: 19/0116

Application for reserved matters approval (appearance, landscaping, layout, access and scale) and discharge of conditions 8 (Landscape Mitigation Plan), 10 (Site Investigation Report), 11 (Contamination Report) and 21 (Tree Protection) in respect of 87 dwellings and associated works (16/1390/13), Coleg Y Cymoedd, Cwmdare Road, Cwmdare, Aberdare.

The Development Control Manager presented the application and the Highways Development Control Manager provided comments in relation to the highways implications and it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

44 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 17th June 2019 and 21st June 2019.

This meeting closed at 6.25 pm

**CLLR S REES
CHAIR.**