



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 18 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 D Grehan	Councillor G Hughes
Councillor J Williams	Councillor S Powell
Councillor W Owen	Councillor R Yeo

Officers in attendance:-

Mr C Jones, 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

45 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors P. Jarman and D. Williams.

46 DECLARATION OF INTEREST

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

County Borough Councillor S. Rees advised the committee at this point in proceedings that she would not take part in Item 7, Application 18/1346/10 - Proposed 120 Unit Residential Development, with associated landscaping and engineering works Former Blaengwawr Comprehensive School, Club Street, Aberaman, Aberdare, CF44 6TN as her position was set on this application and was of the view that it would not be appropriate for her to take part in the debate or vote on the application.

47 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.

48 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.

49 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 27th June 2019.

50 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.

51 APPLICATION: 17/0693/10

Hazelwood Carpentry, proposed new 2 storey offices and workshop (amended location plan received 11th April 2018). Plot D9, Heol Crochendy, Treforest Industrial Estate.

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

The Development Control Manager presented the application, which was originally reported to the Committee on 14th June 2018. At the meeting, Members resolved to approve the application in accordance with the recommendation of the Director, Planning and Development, subject to a the completion of a Section 106 Agreement, requiring that if the additional 12 car parking spaces are not available for a period of 10 years, the applicant shall pay a financial contribution of £14,328 towards a travel plan for the estate.

The Development Control Manager informed Members of the change in position, following the resolution and advised that if Members were minded to approve the application before them, it would be subject to the applicant signing an alternative Section 106 Agreement to address the change in parking provision.

Following discussion, 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 applicant to:

- Make a highway contribution payment of £7164 for the 3 spaces that cannot be provided over the 10 year period (6x £1194);
- Submit evidence within 6 weeks of the end of the first 5 year period from the issue of planning permission that the 14 spaces are still available for use. If the evidence is not provided or if any of the spaces are no longer available for use by the development for a further 5 year period (following

the first 5 year period) a highway contribution payment of £1194 per unavailable space would be required to be paid to address the shortfall.

- Submit evidence within 6 weeks of the end of the 10 year period from the issue of planning permission that the 14 spaces (or the remainder of spaces evidenced as per (ii) above) are still available for use. If not a highway contribution payment of £1194 per unavailable space would be required to be paid to address the shortfall.

and the amendment of the conditions to remove the reference to prior to beneficial occupation and replacement with the period of 56 days from the grant of permission as the building is currently occupied.

52 APPLICATION: 18/1346/10

Proposed 120 unit residential development, with associated landscaping and engineering works, Former Blaengwawr Comprehensive School, Club Street, Aberaman, Aberdare.

(Note: As per Minute No. 46, County Borough Councillor S. Rees left the Council Chamber for the consideration and determination of this matter. County Borough Councillor G. Caple took the Chair)

The Development Control Manager outlined the content of two 'late' letters, one of which was submitted by a local resident outlining concerns. The second 'late' letter was submitted by an employee of Davies Homes Ltd, which detailed concerns about the potential for job losses, should Members resolve to refuse the application.

The Development Control Manager continued by presenting the application which was last reported to Committee on 27th June 2019, where Members were minded to refuse the application, contrary to the recommendation of the Director, Prosperity and Development (Minute No. 29 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing contrary to officer recommendation and following discussion, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development. Members remained of the view that the access to the proposed development is detrimental to highway safety, as a consequence of the inadequate vision splay at the junction of Club Street and Cardiff Road, and the pinch point at the site access point which is considered substandard; and that the proposal is therefore considered contrary to the requirements of Policy AW5 (2) (c) of the Rhondda Cynon Taf Local Development Plan.

53 APPLICATION: 19/0218

Change of use of two rooms within existing C3 dwelling to A3 cafe/coffee shop 7 Cardiff Road, Taffs Well, Cardiff, CF15 7RA.

(Note: Having previously left the meeting, County Borough Councillor S. Rees returned to the Chair)

Members **RESOLVED** to defer the application for a site inspection to be undertaken by the Planning and Development Committee, to consider the impact

upon parking.

54 APPLICATION: 19/0405

Change of use of ground floor from Residential (C3) to Cafe (A3) and creation of associated shopfront. 19 Ynysmeurig Road, Abercynon, Mountain Ash, CF45 4SY.

The Development Control Manager advised that a resident had submitted a 'late' letter, but that its content did not contain any material planning considerations.

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

55 APPLICATION: 19/0281/10

Retrospective permission for a raised patio - 24 Arfryn Terrace, Tylorstown, Ferndale.

Non-Committee/ Local Member, County Borough Councillor R. Bevan spoke on the item and put forward his objections to the proposal.

The Development Control Manager presented the application, which was last reported to Committee on 13th June 2019, where Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity and Development.

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing contrary to officer recommendation and following discussion, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development. Members remained of the view that the raised patio areas, by virtue of their height, prominent location and relationship with immediate neighbouring properties, have a significant overbearing impact upon these properties and also directly overlook their rear elevations and rear amenity space. As such, the works have a significant adverse effect upon the privacy and amenity standards previously enjoyed by neighbouring properties contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's SPG, 'A Design Guide for Householder Development' (March 2011).

56 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 24th June 2019 – 3rd July 2019.

This meeting closed at 5.40 pm

**CLLR S REES
CHAIR.**