



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 7 November 2019 at 5.00 pm at the Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypandy, 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 S Bradwick and Councillor D Owen-Jones

128 DECLARATION OF INTEREST

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

129 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.

130 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.

131 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 3rd October 2019.

132 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.

133 APPLICATION: 18/1423/10

Residential Development Of 76 Dwellings Together With Associated Works (Amended Plans Received 17/05/19), The Meadows, Coedely, Tonyrefail.

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:

- Mr Jon Wilks (Agent)
- Mr Paul Wasley (Objector)
- Ms Joanne Wyllis (Objector)

The Committee noted that Mr Steve Milner (Objector) who had requested to address Members on the application was not present to do so.

The agent, Mr Jon Wilks, was offered the opportunity to respond to the objectors but declined to do so.

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

In accordance with Minute No. 93 of the Planning and Development Committee held on the 19TH September 2019, the Committee considered the report of the Service Director, Democratic Services and Communication. The report sought to outline the outcome of the site visit inspection, which was held on the 10th October 2019 in respect of the application, which was recommended for approval by the Director, Prosperity and Development.

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 & Development as Members were of the view that the proposed access and emergency access were not safe or acceptable, the development was not in a sustainable location as it was outside settlement boundaries with limited transport links and not in accordance with Policy AW2, the development would have an impact on the environment and the neighbouring SSSI and not in accord with Policies AW 7 and AW8 and in addition the housing density was not in accordance with Policy SSA11. 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.

134 APPLICATION: 18/0088

Listed building consent for the proposed conversion of former Aberdare girls school into 38 residential units (1X2 bed hs, 6X1 bed, 15X2 bed and 4X3 bed) 3No. refuse store, car parking, outbuilding into 12 flats two storey dwelling (12X2 bed). Demolition of outbuilding No. 02, 05/06, 08, 09, 10 & 11. Alterations - Single storey joint extension to No. 3, Former Aberdare Girls School, Gadlys Road, Gadlys, Aberdare.

In accordance with adopted procedures, the Committee received Mr Ali Ay (Applicant), who was afforded five minutes to address Members on the above-mentioned proposal and application 18/0089 detailed at Minute No. 135 below.

Non-Committee/ Local Member – County Borough Councillor S. Bradwick spoke on the application and put forward his support in respect of the above-mentioned application and application 18/0089 detailed at Minute No. 135 below.

The Development Control Manager outlined the content of two 'late' letters received from a number of residents objecting to the proposals.

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 a favourable referral to Cadw.

135 APPLICATION: 18/0089

Conversion of the main school building and three outbuildings to provide 26 affordable dwellings, comprising 25 flats & 1 house; construction of 5 two-bedroom market bungalows; additional vehicular access from Depot Road; car parking and cycle stands; refuse stores; site management office and demolition of other redundant ancillary buildings (description amended to reflect revised plans, substituting new-build flats with bungalows, received on 11th October 2019), Former Aberdare Girls School, Gadlys Road, Gadlys, Aberdare.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to the rewording of Condition 13 to read as follows:

“Prior to the commencement of works, a scheme for the removal of school keep clear markings, the provision of double yellow lines and resident parking along Depot Road shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure deliverability of Traffic Management measures and restrictions in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.”; and

Subject to the completion of a Section 106 Agreement. The Section 106 Agreement will require an Employment and Skills Plan and ensure that with the exception of the five bungalows, the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing

needs.

136 APPLICATION: 19/0311

New storage and waste processing building, weighbridge, welfare room and store, car parking (part retrospective) (FCA, site drainage detail and corrected/additional plans received 25/07/2019), Project Red Recycling Centre, Ystrad Barwig Isaf Farm, Crown Hill, Llantwit Fardre, 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:

- Nia Russell (Agent)
- Sara Williams (Objector)

The agent, Ms Nia Russell, was offered the opportunity to respond to the objector but declined to do so.

The Committee **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the concerns raised by the objector in respect of highways, enforcement and environmental issues.

(**Note:** Following the above-mentioned resolution, County Borough Councillor D. Grehan left the meeting)

137 APPLICATION: 19/1004

Demolition of the existing school and proposed residential development, Former Tonypandy Primary School, Primrose Street, Tonypandy.

The Committee noted that Mr Dylan Green (Agent) who had requested to address Members did not wish to do so.

The Development Control Manager outlined the content of two 'late' letters; one of which was from a local resident objecting to the proposal and the other was received from the Fire Authority, which detailed comments in respect of the proposed site plan.

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 to ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

138 APPLICATION: 19/0680

Conversion of hotel into 11 no. one and two bedroom flats, Old Glandwr Court Hotel, Ystrad Road, Pentre.

The Development Control Manager presented the application to the Committee and 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 to ensure that one unit of affordable housing would be required under Policy NSA11, which could be met via the direct provision of a unit for affordable housing for sale as low cost housing to a Council nominated first time buyer or alternatively a financial contribution equivalent to 30% of the market value of one of the two bed apartments.

139 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 7th October 2019 – 25th October 2019.

This meeting closed at 6.40 pm

**CLLR S REES
CHAIR.**