



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 21 October 2021 at 3.00 pm

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 W Lewis
Councillor W Owen	Councillor S Powderhill
Councillor J Williams	Councillor D Williams

Officers in attendance:-

Mr C Jones, Head of Major Development and Investment
Mr J Bailey, Head of Planning
Mr S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer

County Borough Councillors in attendance:-

Councillor S Evans, Councillor L Jones, Councillor M Weaver and Councillor E Webster

85 DECLARATION OF INTEREST

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

86 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.

87 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.

88 MINUTES 02.09.21

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 2nd September 2021.

89 CHANGE TO THE AGENDA

The Committee agreed that the agenda would be considered out of sequence and as detailed in the minutes set out hereunder.

90 APPLICATION NO: 20/0538

New build house making use of the existing access track on the site. (Revised Ecological Impact Assessment received 16/04/2021) (amended site location plan received 21/07/2021). LAND AT TYNBYEDW CLOSE, TREORCHY, CF42 6RN

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

- Mr P Williams (Agent)
- Ms L Lumby (Objector)
- Ms B Cennard (Objector)

The Committee noted that Mr N Searle (Objector) who had requested to address Members on the Application was not present to do so.

The Agent exercised the right to respond to the comments made by the objectors.

Non-Committee/ Local Member – County Borough Councillor S Evans spoke on the application and put forward her objections in respect of the proposed Development.

The Head of Planning presented the application to Committee and following lengthy consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to an amendment to condition 8 to require details of the new bridge access and culvert.

(Note: County Borough Councillor J Williams wished to have recorded that she voted against the approval of the above-mentioned application)

(Note: A motion to hold a site visit to consider the highways access was not successful)

91 APPLICATION NO: 21/0591/10

Stable Block and Manège (Revised Ownership Certificate 'B' received 7th July 2021. Revised plans with altered site layout - repositioning stable block and reducing its size - received 31st August 2021) Land to the south of 25-41 Kennard Street, Ton Pentre.

Members **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the

potential impact of approving a stable block in close proximity to residential dwellings.

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.

92 APPLICATION NO: 21/1156

Garden fencing and widening of driveway. 14 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DB

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

- Ms R Newland (Applicant)
- Ms K Nicholls (Objector)
- Ms D Nicholls-Davies (Objector)

The Applicant exercised the right to respond to the comments made by the objectors.

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

93 APPLICATION NO: 21/0864

Variation of condition 2 (plans) of planning permission 17/0321/10, to reduce hub and tip height of turbine. (Amended plan with new turbine type received 9th August 2021). LAND ADJ. TO FORMER NANT-Y-GWYDDON LANDFILL SITE

Non-Committee/ Local Member – County Borough Councillor L Jones spoke on the application and put forward her objections in respect of the proposed Development.

The Head of Major Development and Investment read out the contents of 15 'late' letters in objection to the application.

He continued to present the application to Committee and following lengthy consideration, Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members had concerns regarding the safety of the membrane being compromised if the development was to proceed.

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.

94 APPLICATION NO: 21/0466

**Conversion of church to 8 apartments (Re-submission of 19/0829/10).
CALVARY CHURCH, WOOD ROAD, TREForest, PONTYPRIDD**

The Head of Planning presented the application to Committee and following consideration, Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members felt that the accommodation proposed was sub-standard and the site would be over-developed.

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.

95 APPLICATION NO: 21/0661

Development of a single wind turbine and associated infrastructure. (Cable Ducting Method Statement received 2nd August 2021) LAND AT RHIWFELIN FACH FARM, LLANTRISANT ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LQ

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to Section 106 Agreement for a Habitat Management Plan to deliver the necessary ecological mitigation and enhancement in Target Note Area 2 as outlined within the Ecological Assessment.

96 APPLICATION NO: 21/1086

Proposed extension, internal alterations, conversion of existing detached cold store to an on-site micro brewery and installation of PV solar panels on main roof. BUNCH OF GRAPES PUBLIC HOUSE, 40 YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA

The Head of Major Development and Investment presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

97 APPLICATION NO: 21/0687

2 pairs of semi-detached houses. Land south of Taff Terrace, Clydach Vale, Tonypany

The Head of Major Development and Investment read out the contents of two 'late' letters from Non-Committee Member County Borough Councillor M Norris and an officer from the Corporate Estates Department Rhondda Cynon Taf Council in objection to the proposed development.

The Head of Major Development and Investment presented the application to

Committee and following consideration it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the rights of way issue.

98 APPLICATION NO: 21/1020

Proposed change of use from retail to a takeaway. 27 Brook Street, Williamstown, Tonypany, CF40 1RB

The Head of Major Development and Investment read out the contents of a 'late' letter received from a nearby business in objection to the application.

He continued by presenting the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

99 APPLICATION NO: 20/0158/10

Demolition of 2 No. existing commercial buildings and replacement with a new, purpose-built premises with a store/cutting room and retail showroom along with associated car parking and landscaping and ancillary works. (Bat Report received 26/10/20) (Swept Path Analysis received 29/01/21) (Amended Plans received 07/07/21). Leeway Carpets and Flooring, 500-555 Llantrisant Road, Penycoedcae, Pontypridd, CF37 1PL

The Head of Major Development and Investment presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

100 APPLICATION NO: 21/1193

Removal of condition 13 (retaining walls) of planning permission ref: 21/0378/08. Ysgol Gynradd Gymraeg Aberdare, Laburnum Drive Cwmbach

The Head of Major Development and Investment presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

101 APPLICATION NO: 21/1088/10

Raised platform at the rear of residential 3 storey home to be used as means of fire escape. (Re-submission of 21/0442/10). 25 Thomas Street, Tonypany.

The Head of Planning presented the application to Committee and following consideration Members were minded to approve the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposed development was not over bearing and would not result in further overlooking.

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.

102 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 27/09/2021 – 08/10/2021.

This meeting closed at 5.35 pm

**CLLR S REES
CHAIR.**