



## **RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 17 December 2020 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 J Williams
Councillor W Owen	Councillor R Yeo
Councillor D Williams	Councillor S Powderhill

### **Officers in attendance:-**

Mr S Gale, Director of Prosperity & Development  
Mr C Jones, Head of Major Development and Investment  
Mr S Humphreys, Head of Legal Services  
Mr A Rees, Senior Engineer

### **County Borough Councillors in attendance:-**

Councillor R Bevan and Councillor W Lewis

#### **51 DECLARATION OF INTEREST**

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

#### **52 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.

#### **53 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.

#### **54 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 5<sup>th</sup> November 2020.

**55 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.

**56 APPLICATION NO: 20/1076**

**Change of use of land for erection of a structure for use by coaster karts, alterations to existing Lamp Room building together with associated works LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY SITE, RHIGOS ROAD, HIRWAUN, ABERDARE.**

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 Sioned Edwards (Agent)
- Mr Sean Taylor (Applicant)

The Head of Major Development & 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.

**57 APPLICATION NO: 20/0845**

**Garage (Amended plans received 06/11/2020 – roller shutter door widened to 5 metres). MEMORIAL GARDEN, GROVE TERRACE, LLANHARAN CF72 9PR**

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 Leigh Smith representing Llanharan Community Council (Applicant)
- Mr Marc Smith (Objector)
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The Applicant Mr Leigh Smith exercised the right to respond to the comments made by the objector.

The Head of Major Development and Investment read the contents of a written submission by Mr Stephen Witts outlining concerns regarding the application.

The Head of Major Development and Investment continued by presenting the application to Committee and following consideration it was **RESOLVED** to approve the application subject to the conditions outlined within the report and to include an additional condition to restrict the use of the garage to the storage of maintenance equipment and not for parking the reason being to clarify the extent of consent in the interest of highways safety.

(**Note:** County Borough Councillors J Williams and S Powderhill abstained from the vote as they were not present for the whole debate.)

**58 APPLICATION NO: 20/0719**

**Proposed change of use from vehicle rental to used car sales. ENTERPRISE RENT A CAR, CARDIFF ROAD, Y DDRAENEN WEN, PONTYPRIDD, CF37 5BB**

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

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 Service Director Planning subject to amendment of Condition 3 to:

- The parking spaces indicated on the amended Proposed Block Plan shall be laid out on site in permanent materials and retained for the purpose of customer and staff parking only.

**59 APPLICATION NO: 19/0790**

**Classroom extension (Revised site layout plan and Coal Mining Risk Assessment received 28th October 2020). YSGOL GYNRADD GYMUNEDOL GYMRAEG LLANTRISANT, Ffordd Cefn-Yr-Hendy, Miskin, Pontyclun, CF72 8TL.**

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.

**60 APPLICATION NO: 20/0786**

**Change of use class from Law Courts and ancillary accommodation to: A2 financial and professional services, B1 business, B8 storage and distribution, D1 non-residential institutions and D2 assembly and leisure. FORMER MAGISTRATES COURT, LLWYNPIA ROAD, LLWYN-YPIA, TONYPANDY, CF40 2HZ.**

The Head of Major Development and Investment presented the application to Committee.

Non-Committee/ Local Member – County Borough Councillor W Lewis spoke on the application and put forward her support in respect of the proposed Development noting the conditions attached to the report addressing concerns raised by local residents.

Following consideration by Members it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**61 APPLICATION NO: 20/0984**

**Proposed new building to house a 500kw biomass boiler, woodchip storage area together with an office extension and associated works. SIXTEENTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN.**

The Head of Major Development and Investment outlined the details of the application and requested Members consider deferral of the application noting that the application is subject to an Article 18 Direction issued by Welsh Government. Members were also informed that Officers were awaiting further specification details and comments from Natural Resource Wales in relation to the application.

Following discussion, it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to enable Officers to receive final comments from Natural Resource Wales and await the outcome of the Article 18 Direction from Welsh Government.

**62 APPLICATION NO: 20/1141**

**Change of house type from two pair of semi-detached to two detached dwellings. Rhigos Road, Hirwaun, Aberdare.**

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.

**63 APPLICATION NO: 20/0464/10**

**Proposed residential development and associated works. Land at Coleg y Cymoedd, Cwmdare Road, Cwmdare.**

The Head of Major Development and Investment presented the application, which was originally reported to Committee on 3<sup>rd</sup> December 2020, where Members were minded to approve the application, contrary to the officer recommendation of the Service Director, Planning (Minute 47 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to approve the application contrary to the recommendation of the Service Director, Planning subject to a Section 106 Agreement to provide:-

- An education contribution for primary school places of £2,514; And
- A contribution for improved play facilities at the adjoining site of £7,000

And the Conditions set out in the further report.

**64 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 23/11/2020 – 04/12/2020.

**This meeting closed at 4.20 pm**

**CLLR S REES  
CHAIR.**