



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 21 January 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 J Williams
Councillor W Owen	Councillor R Yeo
Councillor D Williams	Councillor S Powderhill

Officers in attendance:-

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, Councillor K Jones and Councillor S Morgans

78 DECLARATION OF INTEREST

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

79 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.

80 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.

81 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 December 2020.

82 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.

83 APPLICATION NO: 20/1196

Variation of condition 1b extension of time of planning permission 16/1385/13. LAND WEST OF A4119, CEFN YR HENDY, MWYNDY, PONTYCLUN.

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 Peter Waldren (Agent)
- Mr David Rees (Objector)
- Mr Alvin Fripp (Objector)
- Ms Emma Heaversedge (Objector)
- Ms Helen Fisher (Objector)

The Head of Major Development and Investment read out the contents of two written submissions from Mr Ceri Thomas (Objector) and Ms Sophie Seymour (Objector).

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

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

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 subject to a Section 106 Agreement with the following heads of terms:-

- The provision of 20% Affordable housing;
- The provision of the local centre on occupation of 75% of the dwellings (345th dwelling);
- The continued agreement of a long term management programme for the management of the open space to the north of the site and ecologically sensitive areas of the site;
- Provision of green space and play areas for management and maintenance in accordance with the Council's Supplementary Planning Guidance on planning obligations;
- The agreement of an employment and skills training plan; and
- A financial contribution of £90,000 towards the provision of additional park and ride spaces at Pontyclun railway station.

(Note: County Borough Councillor R Yeo abstained from voting on this

application as he was not present for the whole debate.)

84 APPLICATION NO: 20/1312

Temporary deposit and storage of approximately 8,000m³ of material from Tylorstown landslip consisting of the formation of stockpiles, material consolidation, drainage, habitat/ecological mitigation measures and associated works. (Part Retrospective)
STATION ROAD, FERNDALE

Non-Committee/ Local Members – County Borough Councillors R Bevan and S Morgans spoke on the application and put forward their support in respect of the above-mentioned proposal and application 20/1313 detailed at Minute 85 below.

In accordance with adopted procedures, the Committee were read the contents of a written submission by Mr Chris Mutch outlining his objections to this application and application 20/1313.

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

85 APPLICATION NO: 20/1313

Temporary deposit and storage of approximately 22,000m³ of material from Tylorstown landslip consisting of the formation of stockpiles, material consolidation, drainage, habitat/ecological mitigation measures and associated works. (Part Retrospective).
LAND ACROSS FROM OAKLANDS BUSINESS PARK, FERNDALE

The Head of Major Development and Investment presented the application to the Committee and following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

86 APPLICATION NO: 20/1072

Erection of a detached building to be used for warehousing (Amended red line boundary received 03/12/2020). UNIT 12 TO 14 TUBEX LTD, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA.

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.

87 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 21/12/2020

– 08/01/2021.

This meeting closed at 4.30 pm

**CLLR S REES
CHAIR.**