



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 15 April 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 W Owen	Councillor R Yeo
Councillor D Williams	Councillor S Powderhill

Officers in attendance:-

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 Bradwick

151 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillor G Hughes and J Williams.

152 DECLARATION OF INTEREST

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

153 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.

154 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.

155 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 25th February 2021.

156 APPLICATION NO: 20/1114

Construction of commercial premises with 5 no. self-contained flats to upper floors (amended plans rec. 03/11/2020) (Flood Consequences Assessment rec. 24/02/2021) Site of No. 1 Canon Street, Aberdare, CF44 7AT

Non-Committee/ Local Member – County Borough Councillor S Bradwick spoke on the application and although supportive of the overall development put forward his concerns in regarding bin storage and the use of the proposed retail unit.

The Head of Planning presented the application to Committee and following discussion by Members it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to the conditions outlined within the report and to the following additional conditions:

- Prior to commencement of development, details of the arrangements for bin storage/collection for the whole development (both retail and residential) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of residential amenity of future occupiers, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the ground floor retail unit hereby approved shall be restricted to uses falling within Class A1 only.

Reason: To define and limit the extent of the permission.

157 APPLICATION NO: 21/0096

New active travel footbridge. Over the Afon Cynon between Aberdare town centre and Sobell Leisure Centre / Aberdare Community School.

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

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.

(**Note:** At this point in proceedings, Non-Committee Member County Borough Councillor S Bradwick declared a personal interest in the item. "I am a governor at Aberdare Community School that has been mentioned in the report.")

158 APPLICATION NO: 18/1409/13

Outline planning application for residential development and associated works (amended site layout plan received 12/02/19 / amended description 13/06/19). Land to the south of Cross Street and Trafalgar Terrace, Ystrad, Pentre.

The Head of Planning presented the application which was originally reported to the 17th October 2019 meeting of Planning and Development Committee with an officer recommendation of approval. At that meeting Members resolved that they were minded to approve the application subject to the imposition of a number of conditions and the applicant first entering into a Section 106 Agreement (S.106), in order to secure the provision of affordable housing and an Employment Skills Training Plan.

The Head of Planning outlined the report and that the reason for the application being brought back to Committee was that the site's red line boundary had been amended to omit the sub-station and small area of land directly to the north-west. Following discussions, 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 provision of at least 10% of the units on the site as affordable housing in line with Policy NSA 11 of the LDP; and
- the agreement of an Employment Skills Training Plan in accordance with the Council's SPG: Employment Skills.

159 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 15/03/2021-02/04/2021.

This meeting closed at 3.45 pm

**CLLR S REES
CHAIR.**