



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

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 24 June 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 D Grehan	Councillor G Hughes
Councillor J Williams	Councillor W Owen
Councillor D Williams	Councillor W Lewis

### **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 R Bevan and Councillor J Elliott

#### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors S. Powderhill and P. Jarman.

#### **2 DECLARATION OF INTEREST**

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

#### **3 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.

#### **4 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.

## **5 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 15<sup>th</sup> April 2021.

## **6 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.

## **7 APPLICATION NO: 20/1337/10**

**BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE -Erection of 3 detached dwellings. Retention of existing dwelling and associated works (Amended Plans rec. 15/02/2021)**

In accordance with adopted procedures, the Committee received Mr Andrew Ayles (Objector) 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 defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to look into the issue of flooding and the close proximity of nearby properties.

## **8 APPLICATION NO: 20/0219/10**

**ENTERPRISE RENT A CAR, CARDIFF ROAD, HAWTHORN,PONTYPRIDD - Proposed new wash bay canopy. (Further revised plans, introducing automatic doors to canopy, manufacturer's specification and supporting statement, received 26/4/21)**

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

The Head of Major Development and Investment outlined the contents of two 'late' letter received from County Borough Councillor M. Fidler Jones outlining some concerns regarding the application and Ms Dawn Parker in objection to the application.

He continued to present 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 the following note being added to the consent:

- For the purpose of clarity, the LPA's definition of the term 'cleaning of vehicles', as used in conditions 5 and 6, refers to the washing, cleaning, vacuuming or valeting of both the exterior and interior of hire vehicles, irrespective of whether such activities require

powered equipment or not.

**9 APPLICATION NO: 20/1345/15**

**Variation of condition 7 (sales of goods) of planning permission 98/4284/15. TIRFOUNDER FIELDS, CWMBACH, ABERDARE**

In accordance with Minute No's 168 and 169 of the Planning and Development Committee held on the 29<sup>th</sup> April 2021, the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection in respect of the above mentioned application and application 20/1346/15 detailed below, which was held on the 18<sup>th</sup> May 2021 in respect of the application which was recommended for approval by the Service Director Planning.

In accordance with adopted procedures, the Committee received Mr Rob Mitchell (Agent) who was afforded five minutes to address Members on the above-mentioned proposal and application 20/1345/15 detailed at Minute 9 below.

The Head of Planning outlined the contents of a 'late' letter received in objection of the application.

Members heard from the Flood Risk Management Officer who addressed Members concerns regarding the potential flood risk at the site.

The Head of Planning continued to present 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.

**10 APPLICATION NO: 20/1346/15**

**Variation of condition 1 approved plans of planning permission 18/0366/39. TIRFOUNDER FIELDS, CWMBACH, ABERDARE**

In accordance with the details above at minute no: 9, 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.

**11 Application NO: 20/1336/15**

**LAND AT FERNHILL FARM, OFF CAROLINE/BROOK STREET, BLAENRHONDDA - Removal of condition 13 (Structural survey of the road bridge) from planning permission reference 19/0882/10 for a temporary farmhouse, glamping pods, storage building and associated 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.

**12 APPLICATION NO: 20/1342/10**

**11 affordable dwellings and associated works. Revised site layout plan**

**(repositioned bin store and shared amenity space) and additional section/elevation drawings re plot 6, received 9th March 2021.  
FORMER MISKIN PRIMARY SCHOOL, SCHOOL ROAD, MISKIN,  
PONTYCLUN**

In accordance with Minute No: 166 of the Planning and Development Committee held on the 29<sup>th</sup> April 2021, the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection which was held on the 18<sup>th</sup> May 2021 in respect of the application which was recommended for approval by the Service Director Planning.

The Head of Planning outlined the contents of 4 'late' letters received in objection of the application.

The Head of Planning informed Members of an update received during the meeting from Cadw regarding an application made to list the site. He informed Members that a response and decision had been received from Cadw stating that the site did not meet the criteria for listing.

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

**13 APPLICATION NO: 20/1171/10**

**LAND ADJACENT TO 186 EAST ROAD, TYLORSTOWN, CF43 3BY  
(FORMER BAPTIST CHAPEL SITE) - Construction of 4no. terraced houses  
with associated curtilage car parking off rear access**

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

The Head of Major Development and Investment outlined the contents of a 'late' letter received from Mr Stephen Waldren (Agent) in support of the application.

The Head of Major Development and Investment presented the application which was originally reported to Committee on 20<sup>th</sup> May 2021, where Members were minded to approve the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute 184 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 refuse the application contrary to the recommendation of the Director, Prosperity and Development for the following reason:

- By virtue of their design and layout, the proposed dwellings would provide inappropriate and inadequate off-street parking facilities and would create on-street parking in the vicinity to the detriment of highway safety. Furthermore, the density and massing of the dwellings would be

excessive, resulting in overdevelopment of the site and therefore harmful to the appearance of the street scene. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's SPG for Access, Circulation and Parking Requirements.

**14 TO CONSIDER PASSING THE UNDER-MENTIONED RESOLUTION**

Members **RESOLVED** to pass the under-mentioned resolution:

“ That the press and public be excluded from the meeting under Section 100A (4) of the Local Government Act 1972 for the next item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 12 Schedule 12(A) of the Act.”

**15 EN 21/00171**

**LAND AT ROSE ROW, PENDERYN ROAD, HIRWAUN - The change of use of the land for the stationing of caravans for residential purposes (a one family Gypsy/Traveller site)**

The Head of Planning presented the report to Committee and following lengthy consideration it was **RESOLVED** to approve the taking of enforcement action in accordance with the recommendation of the Director, Prosperity and Development but subject to reducing the time for compliance recommended from 12 months to 6 months from the day the notice takes effect, as the development intensifies the use of a substandard lane that lacks adequate vision splays, a turning area, suitable carriageway width, passing bays and adequate structural integrity, which would be to the detriment of highway safety and the free flow of traffic on the A4059, consequently, it is considered that the development does not comply with Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

**16 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 10/05/2021 –11/06/2021.

**This meeting closed at 4.30 pm**

**CLLR S REES  
CHAIR.**