



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 12 August 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 J Williams
Councillor W Lewis 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 M Adams and Councillor J Elliott

26 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors G. Hughes, D. Grehan and W.Owen.

27 DECLARATION OF INTEREST

In accordance with the Code of Conduct, the following declarations of interest were made:

- 1) County Borough Councillor P Jarman declared a personal interest in respect of application 20 1182 Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021). FORMER CWMBACH LIBRARY SITE, MORGAN ROW, CWMBACH, ABERDARE
"The applicant is known to me as a local resident and has contacted me regarding the date/time of the site visit."
- 2) County Borough Councillor S Rees advised that she may need to declare a personal and prejudicial interest in respect of application 21/0665/10 Two residential care units each containing four self-contained two bedroom flats. Separate building for use as an office and laundry. Land adjacent to 74 Corbett Street, Treherbert, Treorchy, CF42 5ET. She believed that the public speaker for the

applicant was known to her from her previous employment but would not be able to confirm this until she viewed the speaker.

28 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.

29 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.

30 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 20th May 2021.

31 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.

32 APPLICATION NO: 21/0023/10

Raised decking in rear garden (Amended Site Location and Block Plan received 30/06/21) 6 Red Rose Hill, Pentre, CF41 7PU

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:

- Mrs C Wall – Applicant
- Mr S Wall – Applicant

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.

(**Note:** County Borough Councillor S. Powderhill abstained from the vote as he was not present for the full item.)

33 APPLICATION NO: 21/0665/10

Two residential care units each containing four self-contained two

bedroom flats. Separate building for use as an office and laundry. Land adjacent to 74 Corbett Street, Treherbert, Treorchy, CF42 5ET.

(**Note:** At this stage in the proceedings County Borough Councillor S Rees declared an interest in the application (Minute No. 27), and left the meeting for the consideration of the application and County Borough Councillor G. Caple Chaired the item.

“The public speaker on behalf of the applicant is known to me from my previous employment.”)

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 J Watkins (Applicant)
- Ms T Parsell (Objector)
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The Applicant Ms J Watkins exercised the right to respond to the comments made by the objector.

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 the conditions outlined within the report and to the addition of the following condition:

- **Condition 13:**

No part of the development shall be used for any purposes which relate to Use Class 2a (Secure Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987, as amended.

Reason: For the purpose of clarity and to clearly define the scope of the permission.

34 APPLICATION NO: 20/0882

Outline application for 3 residential dwellings and access road (all matters reserved (Additional Plans rec. 16/11/2020 & 17/12/2020) (Ecology Survey rec. 18/06/21) Sunnyside, Hirwaun Road, Penywaun, Aberdare, CF44 9LL

The Head of Major Development and Investment presented the application and reported orally on a revision to the wording of suggested Condition1:

1. (a) Details of the layout, access, scale, appearance and landscaping, (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

(b) Any applications for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this

permission.

(c) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Sections 92 and 93 of the Town and Country Planning Act 1990.

Following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the amended condition outlined above.

35 APPLICATION NO: 21/0613

Change of use from army surplus shop (A1) to craft ale and cocktail bar (A3) with roller shutter to front door. 12 Market Street, Pontypridd, CF37 2ST

The Committee noted that Mr C Rees (Applicant) who had requested to address Members on the Application was not present to do so.

The Head of Planning presented the application to Committee and following lengthy consideration it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the potential impact of music from the premises on the surrounding area.

36 APPLICATION NO: 21/0760/15

Variation of condition 1 time limit (16/0391/13) Land south of 186 East Road, Tylorstown, Ferndale, CF43 3BY

Non-Committee/ Local Member – County Borough Councillor M Adams spoke on the application and put forward his concerns in respect of overdevelopment of the site but that he had no objection to the application.

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.

37 APPLICATION NO: 21/0974/10

Two storey rear extension. 236 Brithweunydd Road, Trealaw, Tonypany, CF40 2PB.

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.

38 APPLICATION NO: 20 1182

Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021). FORMER CWMBACH LIBRARY SITE, MORGAN ROW, CWMBACH, ABERDARE

Following consideration Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to ensure that public speakers had the opportunity to be present and contribute their views to Committee.

39 APPLICATION NO: 20/0843/10

Proposed dwelling. Land between Wattstown Rugby Club and 25 Danygraig Terrace, Ynysir

The Head of Major Development and Investment outlined the contents of a 'late' letter received from the applicant in support of the application.

The Head of Major Development and Investment continued to present the application which was originally reported to Committee on 15 October 2020, where Members were minded to approve the application, contrary to the officer recommendation of the Service Director, Planning.

As a consequence it was resolved to defer determination of the application for a further report to highlight the potential strengths and weaknesses of taking a decision contrary to officer recommendation. The application was therefore reported back to the Planning and Development Committee meeting of 5 November 2020.

At that meeting Members resolved to defer the application for a further report to advise on the stability of the site and the tip to the rear, and the implications of the adjacent watercourse shown on site photographs presented to Members at the Committee meeting.

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions and as Members had serious concerns as to the stability of the land to the rear of the site and the safety of the applicant and the public, it was **RESOLVED** to refuse the application for the following reason:

- It has not been demonstrated that the slope behind the site would be acceptable in terms of its stability. As such the development would be a risk to public safety and contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

40 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 12/07/2021

– 30/07/2021.

This meeting closed at 4.35 pm

**CLLR S REES
CHAIR.**