



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 2 September 2021 at 3.00 pm

County Borough Councillors - Planning and Development Committee Members in attendance:-

Councillor G Caple (Chair)

Councillor S Rees	Councillor J Bonetto
Councillor P Jarman	Councillor D Grehan
Councillor G Hughes	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 R Bevan, Councillor J Barton, Councillor S Belzak, Councillor J Brencher,
Councillor G Holmes and Councillor R Yeo

47 WELCOME AND APOLOGIES

An apology for absense was received from County Borough Councillor W. Owen.

48 DECLARATION OF INTEREST

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

49 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.

50 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.

51 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 22nd July 2021.

52 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.

53 APPLICATION NO: 21/0635/10

Detached 3 bed bungalow with parking for 3 cars (Affecting Public Right of Way PON/4/1). Bodwenarth Farm, Albion Court, Cilfynydd

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 Amanda Lloyd (Applicant)
- Objector 1 (Objector)

The Applicant exercised the right to respond to the comments made by the objector.

Non-Committee/ Local Member – County Borough Councillor S Belzak spoke on the application and put forward his objection 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 defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the potential drainage issues and height of the proposed fence.

54 APPLICATION NO: 21/0431/15

Variation of condition 2 (approved plans) to seek permission for amended building location, building height, forecourt and external cladding. (Original application 19/0791/10) (Amended plans received 02/08/21). Storage Unit off Heol Y Beddau, Pontypridd, CF38 2AG

Members **RESOLVED** to defer the application for a site inspection to be undertaken by the Planning and Development Committee to consider the distance from nearby properties, whether the proposed development is in keeping with the local area and highways matters concerning the lane accessing the site.

In view of the above decision, the Chair informed the persons present to address the Committee on the application that if they wished to speak when the matter

was next reported to Committee, they would have to submit requests to do so.

55 APPLICATION NO: 21/0809/10

Proposed rear dormer loft conversion, front porch & kitchen extension. 38 Clos Myddlyn, Beddau, Pontypridd, CF38 2JS

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 Jemma Ajax (Objector)
- Ms Naomi Jones (Objector)

The Head of Major Development and Investment presented the application to Committee and following lengthy discussion Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposal would cause over looking to nearby properties and overdevelopment of the site.

Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Director, Prosperity & Development, if necessary in consultation with the Director, Legal Services, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

56 APPLICATION NO: 21/0001

Variation of condition 1(c) & 1(d) of planning permission 09/0386/13 to allow for an extension to the permitted time frames for the application of reserved matters by a further 10 years and the extension of the permitted timeframe for the commencement of development by a further 12 years or by 2 years from the date of the last reserved matters to be approved whichever is the later. Land at the former Coedely Colliery off the A4119, Coedely.

The Committee noted that Mr Will Ryan (Agent) who had requested to address the Committee was unable to connect to the virtual meeting to do so.

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 with an amendment to condition 1 to enable the development to be phased and subject to an update/ amendment to the existing Section 106 Agreement to provide:

Highway contributions payed on a phased basis as follows –

- interest at 4% above the base lending rate of Barclays Bank plc f time to time

- £197,000 payable prior to the beneficial occupation of 12,150 square metres of floorspace;
- £184,000 payable prior to the beneficial occupation of 24,000 square metres of floorspace;
- £42,250 payable prior to the beneficial occupation of 26,500 square metres of floorspace;
- £42,250 payable prior to the beneficial occupation of 29,000 square metres of floorspace;
- £42,250 payable prior to the beneficial occupation of 31,500 square metres of floorspace;
- £42,250 payable prior to the beneficial occupation of 34,000 square metres of floorspace.

Public Transport & infrastructure contributions payed on a phased basis as follows –

- £9,000 payable prior to the beneficial occupation of 12,150 square metres of floorspace;
- £8,000 payable prior to the beneficial occupation of 24,000 square metres of floorspace;
- £2,000 payable prior to the beneficial occupation of 26,500 square metres of floorspace;
- £2,000 payable prior to the beneficial occupation of 29,000 square metres of floorspace;
- £2,000 payable prior to the beneficial occupation of 31,500 square metres of floorspace;
- £2,000 payable prior to the beneficial occupation of 34,000 square metres of floorspace.

The designation of Plot N2 for outdoor recreational space

The payment of a public right of way contribution of £16,000

The agreement and implementation of a landscape and habitat management plan for period of 25 years from the date of the planning permission.

57 APPLICATION NO: 21/0058/10

Detached house with integral double garage. Former Glen Transport Site, Penycoedcae Road, Penycoedcae, Pontypridd.

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

Non-Committee/ Local Members – County Borough Councillors J Brencher and R Yeo spoke on the application and put forward their support in respect of the proposed Development.

The Head of Major Development and Investment presented the application to Committee and following consideration Members were minded to approve the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the site is acceptable for residential use and would have a beneficial impact on the site.

Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Director, Prosperity & Development, if necessary in consultation with the Director, Legal Services, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

58 APPLICATION NO: 21/0335/10

Change of use of vacant shop to self-contained flat, enlargement of rear dormer window and associated works. 90 Queen Street, Treforest, Pontypridd, CF37 1RN

The Head of Major Development and Investment presented the application to Committee and following consideration Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposed development would have a detrimental impact on parking, loss of amenity and overbearing impact. Members also voiced concern regarding overdevelopment at the site as a result of the proposed development.

Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Director, Prosperity & Development, if necessary in consultation with the Director, Legal Services, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

59 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

In accordance with Minute No:35 of the Planning and Development Committee held on the 12th August 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 24th August in respect of the application which was recommended for approval by the Service Director Planning.

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.

60 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 02/08/2021 – 20/08/2021.

This meeting closed at 4.50 pm

**CLLR G CAPLE
CHAIR.**