



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 16 September 2021 at 3.00 pm

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

Councillor S Rees (Chair)

Councillor G Caple Councillor P Jarman
Councillor D Grehan Councillor G Hughes
Councillor J Williams Councillor W Owen
Councillor W Lewis 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

61 WELCOME AND APOLOGIES

An apology for absence was received from County Borough Councillor J Bonetto.

62 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, County Borough Councillor D Grehan declared a personal interest in respect of Application 21/0960/10 - Remove existing raised decking area and install new raised decking to rear of property. 57 HILLSIDE VIEW, PONTYPRIDD, CF37 2LG
"The applicant is known to me personally."

63 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.

64 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.

65 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 12th August 2021.

66 APPLICATION NO: 21/0256/10

Partial change of use from commercial to residential to create two commercial premises and eight flats, along with associated works (Flood Consequence Report received 05/07/2021, Amended Plans received 07/07/2021). 22-22A CARDIFF STREET, ABERDARE, CF44 7DP

The Head of Planning 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 impact the proposed extension would have on the street scene, the impact on parking and the storage location for refuse.

67 APPLICATION NO: 21/0521/10

Erection of outbuilding and alterations to existing decking in rear garden, and erection of fence to rear and southern side of boundaries of rear garden (amended plans received 16/08/21). PHILDEN BUNGALOW, RHYS STREET, TREALAW, TONYPANDY, CF40 2QQ

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 subject to condition 1 and 3 being amended to be a single condition 1 to read as follows:

1. Within 56 days of the date of this consent the existing decking structure shall be altered in accordance with the plans hereby approved. Prior to beneficial use of the new decking structure privacy screens shall be erected at the northern, southern and western edges, details of which shall first be submitted to and approved by the Local Planning Authority. The privacy screens shall be installed in accordance with the approved details and remain in place in perpetuity.

Reason: To define the extent of this consent and to protect the privacy and amenity of surrounding residents, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

68 APPLICATION NO: 21/0924/10

External and internal alterations to existing use class A1 (Shops) and facilitate additional use classes - A2 (Financial and Professional), A3 (Food and Drink) and B1 (Business) and external hard landscaping to be upgraded on ground floor and basement. GROUND FLOOR AND BASEMENT AT 56 - 58 TAFF STREET, PONTYPRIDD, CF37 4TD

The Head of Planning outlined the contents of a 'late' letter received from Natural Resources Wales confirming no objection to the application.

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.

69 APPLICATION NO: 21/0960/10

Remove existing raised decking area and install new raised decking to rear of property. 57 HILLSIDE VIEW, PONTYPRIDD, CF37 2LG

(Note: County Borough Councillor P Jarman declared a personal interest in respect of application 21/0960/10 "The applicant is known to me personally.")

(Note: County Borough Councillor J Williams also declared a personal interest in respect of application 21/0960/10 "The applicant is known to me personally.")

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.

70 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 23/08/2021 – 03/09/2021.

This meeting closed at 3.45 pm

**CLLR S REES
CHAIR.**