



**RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**  
Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 2  
December 2021 at 3.00 pm

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

**Council Chamber**  
Councillor S Rees (Chair)

Councillor G Caple    Councillor G Hughes  
Councillor W Lewis

**Zoom**

Councillor P Jarman    Councillor D Grehan  
Councillor J Williams    Councillor W Owen  
Councillor D Williams    Councillor S Powderhill  
Councillor J Bonetto

**Officers in attendance: -**

**Council Chamber**

Mr C Hanagan, Service Director of Democratic Services & Communication  
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: -**

**Zoom**

Councillor S Bradwick, Councillor R Williams and Councillor G Thomas

**128    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.

**129    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.

**130 DECLARATION OF INTEREST**

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

**131 MINUTES 21.10.21**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 21<sup>st</sup> October 2021.

**132 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.

**133 APPLICATION NO: 20/1381**

**Conversion of existing first floor into six bedsits with en-suite facilities and creation of associated car parking area. (Amended site plan received 27/03/2021). TYNTE HOTEL PUBLIC HOUSE, MAIN ROAD, TYNTETOWN, ABERCYNON, MOUNTAIN ASH**

The Committee noted that Ms Marcia Rees-Jones (Objector) 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 approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**134 APPLICATION NO: 21/1179**

**Demolition of The Dragon (formerly The Bridge Inn) and No. 1 Saron Street, and erection of 5 no. units of purpose built student accommodation (sui generis). Amended plans received 19/10/21. THE DRAGON INN AND 1 SARON STREET, TREFOREST, PONTYPRIDD**

In accordance with adopted procedures, the Committee received Mr Ryan Greaney (Agent) 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 lengthy consideration, Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity and Development because of the overbearing impact of the development on the street scene and the unsympathetic nature of the development in relation to the conservation area.

Therefore, the matter would be deferred to the next appropriate meeting of the Planning and Development Committee for a report of the Director, Prosperity and 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.

**135 APPLICATION NO: 21/1308**

**Replacement of fire damaged building with single storey industrial unit (for B1, B2 or B8 class use). UNITS 1 & 2, ENTERPRISE HOUSE, CANAL ROAD, CWMBACH, ABERDARE**

The Committee noted that Mr Nick Heard (Agent) had withdrawn the request to address Members on the Application and therefore was not present at the Meeting.

The Head of Major Development and Investment presented the application to Committee and reported orally to Members on the suggested removal of Condition 4 in the report.

Following Members consideration, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the removal of Condition 4:

Condition 4: The industrial units hereby approved shall not operate other than between the hours of: Monday – Sundays: 08.00am to 7.00pm” because:

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Members were content that the proximity of the proposed development to nearby residential properties was sufficient to eliminate disturbance, also to mirror the conditions attached to adjacent industrial units, and to the re-numbering of conditions 1-5 outlined in the report to 1-4.

**136 APPLICATION NO: 21/0798**

**Proposed two storey detached guest accommodation block (amended red line boundary plan received 16/09/21). THE NEW INN PUBLIC HOUSE, SMITHS AVENUE, RHIGOS, ABERDARE**

Non-Committee/ Local Member County Borough Councillor G Thomas 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.

**137 APPLICATION NO: 21/0805**

**Variation of condition 1(c) to allow a further year for the submission of**

**reserved matters and extension of condition 1(d) by one year for the commencement of development. Condition 11 to be reworded to allow for a phased approach to the development of the site (Amended description received 17/09/2021) BLAKE STREET, MAERDY, FERNDALE**

The Head of Planning outlined the contents of a 'late' letter received from Non-Committee/ Local Member County Borough Councillor J Harries in objection of the application. He summarised the contents of 2 further letters contained with the letter of Non-Committee / Local Member County Borough Councillor J Harries on behalf of local residents noting that the contents of these had previously been received and considered at the time the report was written.

The Head of Planning continued to present the application to Committee and following lengthy consideration, Members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the conditions outlined in the report and a deed of variation to the original Section 106 agreement to maintain the following provisions:

- 10% affordable housing contribution;
- Details, provision and delivery of a long term Biodiversity Management Plan and Post Construction Tree Monitoring and Management Plan;
- A commuted sum contribution towards off site play provision and maintenance costs commensurate with the current Planning Obligations Supplementary Planning Guidance; and
- Provision of an employment and skills plan.

**(Note:** County Borough Councillor J Williams wished to have recorded that she voted against the motion of the above-mentioned application)

**138 APPLICATION NO: 21/1165**

**Change of use from travellers' site to caravan storage. STABLE VIEW, HALT ROAD, RHIGOS, ABERDARE**

The Head of Planning presented the application to Committee and following consideration Members **RESOLVED to** approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the conditions as outlined in the report.

**139 APPLICATION NO: 21/1190**

**Change of use of a former office building (Use Class A2) to 12 no. flats (Use Class C3a) and associated works. MERCHANT HARRIS AND CO, BUTE CHAMBERS, 54-55 BUTE STREET, ABERDARE**

Non-Committee/ Local Member County Borough Councillor S Bradwick 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 lengthy consideration it was **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and Development because:

The proposed development is considered to represent in an over intensive use of the building, resulting in a cramped and inadequate standard of accommodation. As such, the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

**140 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 15/11/2021 and 19/11/2021.

**This meeting closed at 4.30 pm**

**CLLR S REES  
CHAIR.**