



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the hybrid meeting of the Planning and Development Committee held on
Thursday, 10 March 2022 at 3.00 pm

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

Councillor S Rees (Chair)

Councillor R Williams	Councillor J Barton
Councillor D Grehan	Councillor G Hughes
Councillor P Jarman	Councillor W Lewis
Councillor W Owen	Councillor S Powderhill
Councillor J Williams	Councillor D Williams

Officers in attendance: -

Mr J Bailey, Head of Planning
Mr C Hanagan, Service Director of Democratic Services & Communication
Mr S Humphreys, Head of Legal Services
Mr C Jones, Head of Major Development and Investment
Mr A Rees, Senior Engineer
Mr R Waters, Director – Frontline Services

County Borough Councillors in attendance: -

Councillor A Crimmings Councillor G Jones
Councillor G Thomas

212 DECLARATION OF INTEREST

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

213 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.

214 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.

215 MINUTES 27.01.22

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 27th January 2022.

216 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.

217 APPLICATION NO: 21/0273

Proposed bypass, Land to the west of Llwydcoed and the east of Penywaun, linking the A465 at Croesbychan with the A4059 at the southeast corner of Penywaun.

In accordance with adopted procedures, the Committee received the following public speakers who were each afforded five minutes to address Members on the above-mentioned proposal:

Mr Roger Waters, Director of Frontline Services, Rhondda Cynon Taf County Borough Council (Applicant);

In support:

Ms Vicki Howells
Ms Annette Davies
Ms Gill Pugh
Ms Pauline Williams
Mr Kristian Howell

In objection:

Mr Morien Morgan
Mr Richard Jones
Ms Non Thomas
Mr Alan Bateman
Mr Tom Bateman

The Applicant Mr Roger Waters exercised the right to respond to the comments made by the objectors.

Non-Committee/ Local Member – County Borough Councillors Gareth Jones,

Ann Crimmings and Graham Thomas each spoke on the application and put forward their support in respect of the proposed Development.

The Head of Major Development and Investment referenced two 'late' letters received from local residents in objection to the application, the contents of which were largely covered within the Publicity section of the report.

The Head of Major Development and Investment presented the application to Committee and following length consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to Welsh Government call-in request.

(Note: County Borough Councillors Julie Barton, Danny Grehan, Wayne Owen, and Julie Williams wished to have recorded that they voted against the approval of the above-mentioned application)

218 APPLICATION NO: 21/1618

Two storey and single storey side extensions (amended plans received 08/02/2022), 19 Brecon Way, Tonteg, Pontypridd.

In accordance with adopted procedures, the Committee received Mr Lewis Kastein (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 approve the application in accordance with the recommendation of the Director, Prosperity and Development.

(Note: At this point in the proceedings, County Borough Councillors Steve Powderhill and Doug Williams left the meeting (4:46pm))

219 APPLICATION NO: 21/1669

Proposed redevelopment of Pontyclun Primary School, including the demolition of all existing buildings, the erection of a new 'net zero carbon in operation' school building, school sports provision, vehicular, pedestrian and cycle accesses, car and cycle parking, landscaping, SuDS and associated infrastructure. Plus, the erection of temporary school accommodation and associated infrastructure required during construction, Pontyclun Primary School, Palalwyf Avenue, Pont-Y-Clun, Pontyclun.

In accordance with adopted procedures, the Committee received the following public speakers who were each afforded five minutes to address Members on the above-mentioned proposal:

Ms Natalie Queffurus (Agent)

Ms Kath Liddiard (Supporter)

Ms Suzanne Price (Objector)

The Agent Ms Natalie Queffurus exercised the right to respond to the comments made by the objectors.

The Head of Planning referenced a 'late' letter received from County Borough Councillor Margaret Griffiths, the content of which had already been outlined by the Supporter Ms Kath Liddiard in her address to committee

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 subject to the conditions set out within the report and to an additional condition:

Notwithstanding the submitted plans, full engineering design and details of off-site highway improvements to address the concerns identified within the Safer Route to School assessment shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site prior to beneficial occupation of the new school.

REASON: To ensure the adequacy of the off-site highway works, in the interests of highway safety and the free flow of traffic.

(**Note:** At this point in the proceedings, County Borough Councillor Gareth Hughes left the meeting (5:19pm))

(**Note:** At this point in the proceedings, Committee took a five-minute recess)

220 APPLICATION NO: 21/1670

Proposed redevelopment of Llanilltud Faerdref Primary School, including the demolition of all existing buildings, the erection of a new Net Zero Carbon in operation school building, school sports provision, vehicular, pedestrian and cycle accesses, car and cycle parking, Llanilltud Faerdref Primary, St Illtyds Road, Church Village, Pontypridd.

In accordance with adopted procedures, the Committee received Mr Harrison Moore (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 consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development. subject to the conditions set out within the report and to an additional condition:

Notwithstanding the submitted plans, full engineering design and details of off-site highway improvements to address the concerns identified within the Safer Route to School assessment shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site

prior to beneficial occupation of the new school.

REASON: To ensure the adequacy of the off-site highway works, in the interests of highway safety and the free flow of traffic.

221 APPLICATION NO: 21/1671

Demolition of the existing Penygawsi Primary School buildings and provision of a new 'net zero carbon in operation' school including nursery and primary school provision and associated school sports facilities, vehicular, pedestrian and cycle accesses, car and cycle parking, landscaping, SuDS and associated infrastructure, Penygawsi Primary School, road from Burgess Crescent, Llantrisant, Pontyclun.

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

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 subject to the conditions set out within the report and to an additional condition:

Notwithstanding the submitted plans, full engineering design and details of off-site highway improvements to address the concerns identified within the Safer Route to School assessment shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site prior to beneficial occupation of the new school.

REASON: To ensure the adequacy of the off-site highway works, in the interests of highway safety and the free flow of traffic.

222 APPLICATION NO: 21/0667

Extension to the existing car park serving Llwynypia Train Station, Llwynypia train station car park, Tonypany.

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.

223 APPLICATION NO: 21/1668

Single storey infill extension and new openings to rear of property, new porch extension to side, loft conversion with new dormer to front, Mount Pleasant, 2 Tyfica Road, Pontypridd.

At this point in proceedings the Committee resolved that the meeting would continue beyond 3 hours in duration.

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

224 APPLICATION NO: 21/1677

Demolition of existing single storey rear and side lean to extensions. New rear extension (part single storey, part two storey) to form 2 no. shop units (Use Class A1) to ground floor, with 1 Bedroom Flat (Use Class C3) to first floor, Physiotherapy Clinic, 32 Cowbridge Road, Pont-Y-Clun, Pontyclun.

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

225 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 14/02/2022 and 25/02/2022.

This meeting closed at 5.55 pm

**CLLR S REES
CHAIR.**