



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the hybrid meeting of the Planning and Development Committee held on
Thursday, 24 March 2022 at 3.00 pm

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

Council Chamber

Councillor S Rees (Chair)
Councillor R Williams Councillor G Hughes

Zoom

Councillor D Grehan Councillor J Barton
Councillor P Jarman Councillor S Powderhill
Councillor J Williams Councillor D Williams

Officers in attendance: -

Council Chamber

Mr J Bailey, Head of Planning
Mr S Humphreys, Head of Legal Services
Mr C Jones, Head of Major Development and Investment
Mr A Rees, Senior Engineer

Zoom

Mr S Humphreys, Head of Legal Services

County Borough Councillors in attendance: -

Zoom

Councillor M Webber
Councillor R Yeo
Councillor R Bevan

240 WELCOME AND APOLOGIES

Apologies for absence were received from County Borough Councillor W Lewis.

241 DECLARATION OF INTEREST

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

- 1) County Borough Councillor M Webber declared a personal interest in respect of Application 21/1517 - New Welsh medium primary school, MUGA, sports field, car park, landscaping, and associated infrastructure works (revised transport assessment, travel plan and phasing sequence plan along with a safe routes to school assessment received 28th January 2022). HEOL Y CELYN WELSH PRIMARY SCHOOL, HOLLY STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DB

"I am a governor on the governing body of Heol y Celyn Welsh Primary School and on the interim governing body of the proposed new Welsh medium primary school"

- 2) County Borough Councillor P Jarman declared a personal interest in respect of Application 21/0783 - Listed Building Consent for conversion of Chapel to dwelling, art/film studio, SILOA CHAPEL, GREEN STREET, GADLYS, ABERDARE; and Application 21/0784 - Change of use from Chapel to dwelling, art/film studio. SILOA CHAPEL, GREEN STREET, GADLYS, ABERDARE

"The public speaker is known to me"

242 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.

243 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.

244 MINUTES 24.02.22

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 24th February 2022.

245 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.

246 APPLICATION NO: 21/0783

Listed Building Consent for conversion of Chapel to dwelling, art/film studio, SILOA CHAPEL, GREEN STREET, GADLYS, ABERDARE.

The Committee noted that David Leslie Davies who had requested to address Members on the Application was not present 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 subject to a positive referral to CADW.

247 APPLICATION NO: 21/0784

Change of use from Chapel to dwelling, art/film studio. SILOA CHAPEL, GREEN STREET, GADLYS, ABERDARE.

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.

248 APPLICATION NO: 21/1517

New Welsh medium primary school, MUGA, sports field, car park, landscaping, and associated infrastructure works (revised transport assessment, travel plan and phasing sequence plan along with a safe routes to school assessment received 28th January 2022). HEOL Y CELYN WELSH PRIMARY SCHOOL, HOLLY STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DB.

In accordance with adopted procedures, the Committee received Cathy Lises (Objector) who was afforded five minutes to address Members on the above-mentioned proposal.

Non-Committee/ Local Member – County Borough Councillor M Webber spoke on the application and put forward support in respect of the proposed Development.

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.

At this point in the proceedings, Councillor J Barton declared a personal interest in respect of Application 21/1517:

“The public speaker Cathy Lises is known to me”

249 APPLICATION NO: 22/0028

Proposed gym and 6th form buildings, demolition of 4 existing buildings, new car park, and associated infrastructure and landscape works. BRYNCELYNNOG COMPREHENSIVE SCHOOL, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF38 2AE.

In accordance with adopted procedures, the Committee received Cathy Lises (Objector) who was afforded five minutes to address Members on the above-mentioned proposal.

Non-Committee/ Local Member – County Borough Councillor R Yeo spoke on the application and put forward support 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 approve the application in accordance with the recommendation of the Director, Prosperity and Development.

At this point in the proceedings, Councillor J Barton declared a personal interest in respect of Application 21/0028:

"I am the chair of governors at Ysgol Gymraeg Castellau Primary School that is in close proximity to the proposed development"

250 APPLICATION NO: 21/1367

Proposed construction of 5 no. Class B8 - storage/ distribution warehouse units (Amended plans received 20/12/21). M AND M GARAGES, FFORDD BLEDDYN, TAFF'S WELL, CARDIFF, CF15 7QR.

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.

(Note: At this point in the proceedings, County Borough Councillor J Barton left the meeting (16:09 pm))

251 APPLICATION NO: 21/1434

New footbridge is proposed to replace the existing Castle Inn footbridge. (LBC 21/0714/11) CASTLE INN FOOTBRIDGE, CASTLE STREET, TREForest, PONTYPRIDD.

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 amendment of Conditions 2 and 6 to read as follows:

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s):

- Site Location Plan, Drawing no. GC3913-RED-01-XX-DR-S-0100, Revision T01;
- Existing General Arrangement Plan, Drawing no. GC3913-RED-01-XX-DR-S-0101, Revision T01;
- Proposed Bridge – General Arrangement, Drawing no. GC3913-RED-01-XX-DR-S-0103, Revision T01;
- South East Training Wall - Proposed General Arrangement Plan, Drawing no. GC3913-RED-01-RW-DR-S-0102, Revision T01;
- CASTLE INN BRIDGE, BAT SURVEY REPORT, Produced by Redstart, September 2021; and

- Castle Inn Bridge, Treforest, OTTER SURVEY REPORT, Produced by Redstart, September 2021

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

6. In addition to the approved CEMP referred to in condition 5, no in-channel activities shall take place during the fish spawning embargo period (15th October to 15th May) without the submission of the prior written approval of Natural Resources Wales (NRW) to the Local Planning Authority.

Reason: To enhance and afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

252 APPLICATION NO: 22/0085

Approval of all reserved matters for industrial and manufacturing development at Plot C5. PLOT C5 COED ELY STRATEGIC EMPLOYMENT SITE, ELY VALLEY ROAD, COED-ELY, TONYREFAIL.

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 the amendment of Condition 2 to:

Notwithstanding the details shown on the plans hereby approved, further details of the landscaping for the site having regard to the correspondence from the Council's ecologist dated 18th February 2022, shall be submitted to and agreed with the local planning authority prior to the commencement of works on site. Such details as will be agreed shall be implemented in the first planting season following completion of the development.

Reason: In the interests of maintaining the biodiversity of the site in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan

253 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 07/03/2022 and 11/03/2022.

This meeting closed at 4.30 pm

**CLLR S REES
CHAIR.**