



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 26 August 2021 at 3.00 pm

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

Councillor S Rees (Chair)

Councillor G Caple	Councillor J Bonetto
Councillor P Jarman	Councillor D Grehan
Councillor G Hughes	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 S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer
Mr G Purnell, Pollution Control Officer
Mr N Pilliner, Environmental Protection and Housing Standards Manager

County Borough Councillors in attendance:-

Councillor R Bevan, Councillor H Fychan, Councillor M Powell and Councillor T Williams

41 DECLARATION OF INTEREST

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

- 1) County Borough Councillor P Jarman declared a personal interest in respect of application 20/1182 Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021). FORMER CWMBACH LIBRARY SITE, MORGAN ROW, CWMBACH, ABERDARE
"The applicant is known to me as a local resident and I have only spoken to him to confirm the details of the site visit held."
- 2) County Borough Councillor D Williams declared a personal and prejudicial interest in respect of Application 21/0720/15 Continuation of quarrying and related operations without complying with conditions 1 – 4 inclusive and conditions 45 & 46 imposed on the Environment Act ROMP schedule of conditions issued by Rhondda Cynon Taf County Borough Council on 24th April 2013 ref: 08/1380/10 Craig Yr Hesg Quarry, Berw Road, Pontypridd. CF37 3BG.
"I am a Member of the Hanson Quarry Opposition Group."

42 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.

43 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.

44 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 24th June 2021 with the following amendment to minute 15 as requested by the Head of Legal Services:

- The Head of Planning presented the report to Committee and following lengthy consideration it was **RESOLVED** to approve the taking of enforcement action in accordance with the recommendation of the Director, Prosperity and Development but subject to reducing the time for compliance recommended from 12 months to 6 months from the day the notice takes effect, as the development intensifies the use of a substandard lane that lacks adequate vision splays, a turning area, suitable carriageway width, passing bays and adequate structural integrity, which would be to the detriment of highway safety and the free flow of traffic on the A4059, consequently, it is considered that the development does not comply with Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

(**Note:** County Borough Councillor P. Jarman wished to have recorded that she abstained from the vote on this amendment as she was not present during the meeting held on 24th June 2021.)

45 APPLICATION NO: 21/0720/15

Continuation of quarrying and related operations without complying with conditions 1 – 4 inclusive and conditions 45 & 46 imposed on the Environment Act ROMP schedule of conditions issued by Rhondda Cynon Taf County Borough Council on 24th April 2013 ref: 08/1380/10 Craig Yr Hseg Quarry, Berw Road, Pontypridd. CF37 3BG

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:

- Mr G Jenkins (Agent)
- Mr M Hervey (Objector)
- Ms S Griffiths (Objector)
- Mr S Pritchard (Objector)

The Committee noted that Mr R Davies (Objector) who had requested to address Members on the Application was not present to do so.

The Agent Mr G Jenkins exercised the right to respond to the comments made by the objectors.

Non-Committee/ Local Members – County Borough Councillor H Fychan and M Powell spoke on the application and put forward their objections in respect of the proposed Development.

(Note: Having earlier declared an interest in the application (Minute No. 41), Committee/ Local Member, County Borough Councillor D. Williams exercised his right to address the Committee under 14(2) of the Code of Conduct on the application and put forward his concerns in respect of the proposed development and left the meeting for its deliberation).

The Head of Planning outlined the contents of a 'late' letter received from Vikki Howells MS in objection of the application. A further 13 'late' letters received from residents were summarised for Committee Members.

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that it is a detriment to the amenity and well-being of the area. 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.

46 APPLICATION NO: 20/1182

Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021). FORMER CWMBACH LIBRARY SITE, MORGAN ROW, CWMBACH, ABERDARE

(Note: At this point in the proceedings, County Borough Councillor D. Williams returned to the meeting)

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:

- Mr R Warren (Agent)
- Ms K Doughton (Objector)

The Agent Mr R Warren exercised the right to respond to the comments made by the objector.

Non-Committee/ Local Member – County Borough Councillor T. Williams spoke on the application and put forward her concerns in respect of the proposed Development.

The Head of Planning outlined the contents of a 'late' letter received from Non-Committee/ Local Member – County Borough Councillor J. Elliott in 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 subject to the conditions outlined within the report and to the following additional condition, as requested by the Highways Section to be as follows:

- Condition 11 - Notwithstanding the details shown on the submitted plans, development shall not commence until details of the site boundary fronting the un-named road / Morgan Row set back to maintain a vision splay of 2.4m x 40m from Pond Place have been submitted to and approved in writing by the Local Planning Authority.
- Condition 12 - Prior to the commencement of the development, a report indicating a methodology for undertaking a conditions survey of local roads (that could be affected by the proposed development) shall be submitted to and approved in writing by the Local Planning Authority. The report should include: the timescales for undertaking the surveys and the method(s) of reporting the findings to the Local Planning Authority; comprehensive photographs; and potential compensation arrangements. The development shall not be brought into use until the final survey (on completion of the development hereby approved) and any compensation arrangements have been submitted to and approved in writing by the Local Planning Authority.

This meeting closed at 4.40 pm

**CLLR S REES
CHAIR.**