



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE
Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 7
July 2022 at 3.00 pm

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

Council Chamber

Councillor S Rees (Chair)
Councillor W Lewis Councillor J Bonetto
Councillor C Middle Councillor G Hughes
Councillor J Smith Councillor L A Tomkinson
Councillor D Williams Councillor R Williams

Zoom

Councillor D Grehan Councillor W Owen

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 C Hanagan, Service Director of Democratic Services & Communication

County Borough Councillors in attendance: -

Zoom

Councillor C Lises Councillor J Brencher
Councillor R Bevan Councillor J Edwards

1 DECLARATION OF INTEREST

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

Application No. 21/1478.

Councillor Loretta Ann Tomkinson, Personal, "I am a Pontypridd Town Councillor"

Application No. 22/0162

Councillor Danny Grehan, Personal, "I work for Heledd Fychan MS who is making the application"

Application No. 22/0349.

Councillor Danny Grehan, Personal and Prejudicial, "I am a secretary to the

group making the application”.

Application No. 22/0425.

Councillor Jill Bonetto, Personal and Prejudicial, “I am a sitting governor on Hawthorn High and a temporary governor on the 3-16 development”.

Application No. 22/0425.

Councillor Loretta Ann Tomkinson, Personal, “I am a temporary governor for Heol-Y-Celyn Primary School”.

2 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.

3 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.

4 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meetings of the Planning and Development Committee held on the 10th, 17th, and 24th March 2022, subject to the inclusion of County Borough Councillor W Lewis’ apologies for the meeting held on 24th March 2022.

5 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.

6 APPLICATION NO. 21/1690

Proposed construction of new dwelling with attached garage (Resubmission of 21/1208/10) (Amended red line boundary received 10/03/2022), Land adjacent to Cartref Melys, Heol Llechau, Wattstown, Porth.

Following consideration by Committee, it was **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and

Development Committee to visualise the lay of the land of the proposed development.

7 APPLICATION NO. 22/0425

Provision of a new 3-16 'all through' school, demolition of some buildings and replacement, refurbishment of others, new staff car park, coach car park and pupil drop off, associated works, Hawthorn High School, School Lane, Rhydyfelin, Pontypridd.

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

Local Member County Borough Councillor C Lises spoke on the application and put forward her concerns and objections in respect of the proposed development.

The Head of Major Development and Investment presented the application to Committee and recommended that the application be approved subject to an additional condition in respect of the boundary treatment. Following consideration and debate, 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 as detailed below:

“Notwithstanding the details shown on the plans hereby approved, further details of the boundary treatments to be applied to the common boundary between the school and all properties at Hawthorn Villas shall be submitted to and agreed in writing by the Local Planning Authority prior to the creation of the pick up/drop off parking area. The agreed details shall be fully implemented prior to the pick up/drop off parking area being brought into beneficial use”.

Reason: In the interests of maintaining residential amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

(Note: Having earlier declared a prejudicial interest in the above-mentioned application (Minute No.1), County Borough Councillor J Bonetto left the meeting for this item).

8 APPLICATION NO. 21/1478

Change of use from office to 26no. student flats including part demolition of the existing building (Amended description and amended plan rec. 20/01/2022), The Old Courthouse, Court House Street, Graig, Pontypridd.

In accordance with adopted procedures, Local Member County Borough Councillor J Brencher spoke on the above-mentioned proposal and application 21/1479 detailed at Minute 9 below, and put forward a number of concerns in respect of the proposed development.

The Head of Planning presented the application together with the related application 21/1479 detailed at Minute 9 below, to Committee and following lengthy consideration, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and

Development.

9 APPLICATION NO. 21/1479

Conservation area request - change of use from office to 26no. student flats including part demolition of the existing building (amended description and amended plan rec. 20/01/22), The Old Courthouse, Court House Street, Graig, 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.

10 APPLICATION NO. 22/0030

Erection of a fence and gates 1.8 metres high weld mesh along the western boundary, to secure the site and prevent illegal fly tipping (Amended plans received 9th February 2022), Land to the east of Glynmynach Street, Ynysybwl, Pontypridd.

The Head of Planning presented the application to Committee, clarifying the height of the proposed development as 2 metres, not 1.8 metres. Following consideration by Committee, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

(Note: County Borough Councillor G Hughes abstained from voting on this item as not present for the full debate).

11 APPLICATION NO. 22/0162

Change the ground floor use of the building from retail (Use Class A1) to a constituency office (Use Class A2), 2 High Street, Pontypridd.

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.

12 APPLICATION NO. 22/0349

Propose to site an outdoor gym with 10 pieces of equipment, site within Tynybryn Park, Tynybryn Road, 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.

(Note: Having earlier declared a prejudicial interest in the above-mentioned

application (Minute No.1), County Borough Councillor D Grehan left the meeting for this item).

13 APPLICATION NO. 22/0493

Installation of 90m high anemometer mast for a temporary period of up to 3 years - a single structure with supporting steel guy wire ropes connected to ground anchors at 25m and 50m from mast, Land at Mynydd Y Glyn, Trebanog, Porth.

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.

14 APPLICATION NO. 21/1237/10

Change of use from hotel, takeaway and bar/restaurant to C2 residential care home, with associated landscaping and access. (Air Quality Report received 10th January 2022) at Diamond Jubilee Hotel, East Road, Tylorstown, CF43 3HE.

Local Member County Borough Councillors R Bevan and J Edwards spoke on the application in turn, and each put forward their objection in respect of the proposed development.

The Head of Major Development and Investment presented the application, which was originally reported to Committee on 17th March 2022, where Members were minded to refuse the application contrary to the officer recommendation of the Director, Prosperity and Development (Minute 232 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing contrary to officer recommendation and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development for the following reasons:

The proposed development is unable to demonstrate provision of adequate off-street parking facilities for residents, staff and visitors commensurate with the scale and intensity of its use. Consequently, the creation of demand for on-street parking in the vicinity of the site would be harmful to highway safety, the free flow of traffic and the amenity of neighbouring occupiers.

Furthermore, the proposed accommodation would either be in close proximity to a busy highway or suffer from poor outlook, which together with limited facilities and external space, would create a poor quality living environment to the detriment of future residents of the proposed care home.

The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's

SPG for both Access, Circulation and Parking Requirements, and Design and Placemaking.

15 APPLICATION NO. 18/1346/10

Proposed 120 unit residential development with associated landscaping and engineering works at the Former Blengwawr Comprehensive School, Club Street, Aberaman, Aberdare.

Members were asked to consider the report to agree a deed of variation to the Section 106 agreement for the development, following the application's grant of permission at appeal on 8th January 2020.

The Head of Major Development and Investment presented the application to Committee and following consideration, Members agreed that the Section 106 agreement for the Former Blengwawr Comprehensive School be amended to remove the requirement for the provision of a locally equipped area for play for children up to 3 years, and its replacement with a requirement for a financial contribution of £10,000 towards play-areas in the area with the remaining terms of the Section 106 Agreement unamended.

16 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 4/03/2022 – 24/06/2022.

This meeting closed at 4.33 pm

**CLLR S REES
CHAIR.**