



## **RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**

Minutes of the hybrid meeting of the Planning and Development Committee held on  
Thursday, 8 September 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 C Middle  
Councillor G Hughes    Councillor L A Tomkinson  
Councillor J Smith    Councillor R Williams

#### **Zoom**

Councillor J Bonetto

### **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

### **County Borough Councillors in attendance: -**

#### **Council Chamber**

Councillor S Hickman

#### **Zoom**

Councillor R Bevan  
Councillor J Edwards

## **66 WELCOME AND APOLOGIES**

Apologies for absence were received from County Borough Councillors D Grehan, W Owen and D Williams.

## **67 DECLARATION OF INTEREST**

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

### **13. APPLICATION NO: 22/0492**

Councillor Sarah Hickman, Personal and Prejudicial, "I live in close proximity to the applicant and the site in question".

**68 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.

**69 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.

**70 MINUTES 04.08.22**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 4<sup>th</sup> August 2022.

**71 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.

**72 APPLICATION NO: 22/0101**

**Two storey side and rear extension and alterations to existing property to create 2no. self contained flats. Gabion basket retaining walls to form terracing to front amenity space (Resubmission of 21/1012/10)(Amended description received 28/02/22) (Bat Potential Roost Assessment received 02/06/22) 5 WESLEY VILLAS, KEITH STREET, TYLORSTOWN, FERNDAL, CF43 3DS.**

(**Note:** At this point in the proceedings, County Borough Councillor L Tomkinson left the meeting).

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

Non-Committee, Local Member County Borough Councillor Robert Bevan

spoke on the application and put forward his concerns in respect of the proposed Development.

The Head of Planning outlined the contents of two 'late' letters received from the applicant, of which addressed the provision of Gabion Baskets and the rationale 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.

**73 APPLICATION NO: 22/0462**

**Detached dwelling, garage and parking (Revised redline boundary received 17/06/22) LAND ADJ TO 11 CAE SIRIOL, YNYS-HIR, PORTH.**

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:

- Robert Hathaway (Agent)
- Howard Mander (Objector)

Non-Committee, Local Member County Borough Councillor J Edwards spoke on the application and put forward her objections in respect of the proposed Development, and sought consideration by Committee to hold a site visit.

The Agent Robert Hathaway exercised the right to respond to the concerns raised.

The Head of Planning presented the application to Committee and following consideration, it was **RESOVLED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**74 APPLICATION NO: 22/0492**

**Hard standing (retrospective) and dropped down kerb access over public footpath 36 ABER-RHONDDA ROAD, PORTH, CF39 0BB.**

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:

- Rosemary Green (Applicant)
- Virginia Adams (Supporter)
- Emily Cooling (Objector)

The Applicant Rosemary Green exercised the right to respond to the comments made by the objector.

Having earlier declared an interest in the application (Minute 67 refers), Local Member, County Borough Councillor S Hickman exercised her right to address the Committee under 14(2) of the Code of Conduct on the application and put forward the concerns of residents of the community in respect of the proposed development and left the meeting for its deliberation.

The Head of Major Development and Investment presented the application to Committee and following consideration, Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development due to concerns for highway safety if the hardstanding were to remain. 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.

**(Note:** At this point in the proceedings, County Borough Councillor L Tomkinson re-joined the meeting, but abstained from voting as not present for the full debate).

**75 APPLICATION NO: 22/0468/10**

**Proposed change of use of the former Llwyn yr Eos clinic (D1 Use Class) to a residential dwelling (C3 Use Class). LLWYN YR EOS CLINIC, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RN.**

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

The Head of Planning referenced a 'late' letter received from the Agent Pete Sulley, the content of which had already been outlined during his address to Committee. The Head of Planning recommended the removal of Condition 3, should Committee resolve to approve the application.

The Head of Planning presented the application, which was originally reported to Committee on 4<sup>th</sup> August 2022, where Members resolved to defer the determination of the application to allow for the required consultation to take place with South Wales Police in respect of Anti-Social Behaviour in the vicinity of the site (Minute 47 refers).

Members gave consideration to the further report and advice received from South Wales Police. Following debate, it was **RESOLVED** to

approve the application in line with the recommendation of the Director, Prosperity and Development, subject to the removal of Condition 3, and subject to an additional condition restricting the use of the proposed development to use class C3(a), as Members felt that use of the dwelling within use class C3(b) or C3(c) would be of detriment to the local community in view of the advice of South Wales Police.

**76 APPLICATION NO: 20/1319**

**Partially retrospective application for the retention of extension and changes to recycling centre including changes to layout and surfacing; the provision of a weigh bridge, additional buildings, attenuation pond and drainage amendments; change to the type and quality of materials being processed to include green waste, timber and glass, drying of material, operation of biomass boilers, dry mixed recycling processing, glass processing, composting of green waste, wood shredding, nappies bulking; and operation of recycling shop; plus a change to approved working hours (updated Environmental Statement, plans and supporting information received 14/05/21, updated Drainage Strategy received 03/08/21, and Technical Note (noise) received 10/01/22) LLANTRISANT RECYCLING CENTRE, PANTYBRAD, TONYREFAIL, CF72 8YY.**

The Head of Planning presented the application to Committee and recommended that the application be deferred, as the required third-party consultation had not yet been undertaken.

Following consideration by Committee, Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning and Development Committee to allow the required third-party consultation to be undertaken.

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

**77 APPLICATION NO: 21/1547**

**Proposed barn to accommodate a gym along with a swim tank, 2 no. shipping containers, an area of astro turf and associated parking. VISITOR CENTRE, DARE VALLEY COUNTRY PARK, DARE ROAD, CWMDARE, ABERDARE, CF44 7RG.**

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.

**78 APPLICATION NO: 21/1674**

**Proposed development of 12 no.affordable flats, new access point,**

**landscaping and associated works (ground floor flats will meet Lifetime Homes Standards and are designed to be accessible for all individuals and to be more adaptable to long-term needs). (Amended plans received 14/01/2022) (Reptile Survey, Amenity and Biodiversity Plan and Landscaping Plan rec. 27/05/22) LAND AT EDWARD STREET, ABERCYNON, CF45 4PY.**

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 completion of a section 106 agreement to ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

(**Note:** At this point in the proceedings, the Committee took a 5-minute recess).

**79 APPLICATION NO: 22/0659**

**Conversion of HMO into three self-contained flats. 23 WOOD ROAD, TREForest, PONTYPRIDD, CF37 1RQ.**

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.

**80 APPLICATION NO: 22/0743**

**Application for a lawful development certificate for a proposed use Class C3(b) care home (for up to six residents living as a single household with care provided) WINDY RIDGE, PLEASANT VIEW, YNYS-Y-BWL, PONTYPRIDD, CF37 3PF.**

The Head of Major Development and Investment presented the application to Committee and following consideration, it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning and Development Committee to enable officers to provide a further report to Members containing further information on the proposed use class and the level of care to be provided to enable the Planning and Development Committee to fully consider the application.

**81 APPLICATION NO: 22/0920**

**Installation of an anti-vandal steel changing room FERNDale COMMUNITY SCHOOL, EXCELSIOR TERRACE, MAERDY, FERNDale, CF43 4AR.**

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.

**82 APPLICATION NO: 22/0347**

**Proposed change of use from a retail store (A1) to a fast-food pizza outlet (A3) including minor external alterations to doors and windows (amended description, plan and details received 10/06/2022). 56A JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6DD.**

The Head of Planning presented the application which was originally reported to Committee on 4<sup>th</sup> August 2022, where Members resolved to defer the application to allow for further discussions to take place with the applicant and the Council's Highways and Transportation Section in respect of the implementation of a Traffic Regulation Order (TRO) (Minute 44 refers).

Members gave consideration to the further report and following debate, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the removal of Condition 6.

Members were of the view that implementation of a Traffic Regulation Order (TRO) by the applicant was not necessary in order to make the development acceptable, and thus conditions 1-6 of the report would be re-numbered to 1-5.

**83 APPLICATION NO: 22/0614**

**Change of use of A1 Retail Shop to A3 Fish and Chip Shop. 11 CLYDACH ROAD, CLYDACH, TONYPANDY, CF40 2BD.**

The Head of Planning presented the application which was originally reported to Committee on 4<sup>th</sup> August 2022, where Members were minded to refuse the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute 42 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:

1. The proposed takeaway use would be detrimental to the amenities of neighbouring residents by way of increased noise/disturbance and the introduction of nuisance odours/waste, impacts that would arise as a result of the general operation of the takeaway use and the introduction/operation of any association

extraction equipment. The proposed change of use is therefore contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan in amenity terms.

2. The proposed takeaway use would generate indiscriminate on-street car parking for short durations of time as close to the property as possible on the busy main thoroughfare through the village and potentially on the double yellow lines opposite the site. The proposed development would therefore result in a detrimental impact upon pedestrian and highway safety in the vicinity of the site and to the amenity of surrounding neighbours, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**84 APPLICATION NO: 21/1690**

**Proposed construction of new dwelling with attached garage (Re1 submission of 21/1208/10) (Amended red line boundary received 10/03/2022). LAND ADJACENT TO CARTREF MELYS, HEOL LLECHAU, WATTSTOWN, PORTH, CF39 0PP.**

The Head of Planning presented the application which was originally reported to Committee on 7<sup>th</sup> July 2022, where Members deferred the application for a site inspection which took place on the 19<sup>th</sup> July 2022. The application was then reported back to Committee on 18<sup>th</sup> August 2022, where members were minded to approve the application contrary to the officer recommendation of the Director, Prosperity and Development (Minute 56 refers).

Members gave consideration to the further report of the Director, Prosperity and Development, highlighting the potential strengths and weaknesses of approving contrary to the recommendation and following discussions, it was **RESOLVED** to approve the application for the reasons outlined in the further report and subject to the 9 Conditions set out in the further report.

**85 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 08/08/2022 and 26/08/2022.

**This meeting closed at 5.19 pm**

**CLLR S REES  
CHAIR.**