



**RHONDDA CYNON TAF COUNCIL**  
**Planning and Development Committee**

Minutes of the meeting of the Planning and Development Committee held on Thursday, 9 March 2023 at 3.00 pm at Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX.

This meeting was live streamed, details of which can be accessed [here](#).

**County Borough Councillors – The following Planning and Development Committee Members were present in the Council Chamber: -**

Councillor S Rees (Chair)

Councillor W Lewis    Councillor D Grehan  
Councillor G Hughes    Councillor J Smith  
Councillor L A Tomkinson    Councillor M Powell

**The following Planning and Development Committee Members were present online: -**

Councillor J Bonetto    Councillor C Middle  
Councillor R Williams

**County Borough Councillors in attendance: -**

Councillor D Owen-Jones

**Officers in attendance: -**

Mr J Bailey, Head of Planning  
Mr C Jones, Head of Major Development and Investment  
Mr A Rees, Senior Engineer  
Ms L Coughlan, Solicitor

**210    DECLARATION OF INTEREST**

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

13. APPLICATION 10/0845  
Councillor Wendy Lewis, Personal and Prejudicial.

**211    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.

**212 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.

**213 MINUTES 09.02.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 9<sup>th</sup> February 2023.

**214 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.

**215 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.**

Following consideration by Committee, it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning and Development Committee to enable further noise monitoring and the preparation of an updated noise monitoring report.

**216 APPLICATION NO: 22/0313**

**Retention of small dressing room block and the addition of an extension to its front, and retention of a wooden shed in side yard. Proposed installation of a gate to a side alley; three removable bollards to front Mae'r ddogfen hon ar gael yn Gymraeg / This document is also available in Welsh driveway; a 4 inch high disabled ramp with handrail to the side. Repair and restoration of the Grade II listed facade. SAVOY BINGO HALL, COLLENA ROAD, TONYREFAIL.**

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 and application 22/0314 detailed at Minute 217 below:

Daniel Robertson (Applicant)  
Gail McMaster (Supporter)  
Terry Evans (Objector)

The Applicant Daniel Robertson exercised the right to respond to the comments made by the objector.

Non-Committee, Local Member County Borough Councillor D Owen-Jones spoke on the application and put forward his support in respect of the proposed development.

At this point in the proceedings, County Borough Councillor M Powell declared a personal and prejudicial interest in the above-mentioned application and left the meeting for this item - "I consulted with the public speaker (Objector) in relation to this application prior to my recent appointment to the Planning and Development Committee".

The Head of Major Development and Investment presented the application together with the related application 22/0314 (detailed at Minute 217 below) to Committee.

The Head of Major Development and Investment referenced a 'late' letter received from Terry Evans (Objector), the content of which had already been outlined in his address to Committee. The Head of Major Development and Investment referenced a further 'late' letter in objection to the application, highlighting issues relating to private land ownership, and an additional three 'late' letters received from users of the Savoy Theatre in support of the application.

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, County Borough Councillor Middle declared a personal interest – "The public speaker mentioned use of the building by 1st Gilfach Goch Scout group. I am a district chairman of RCT although have no direct involvement with the group").

**217 APPLICATION NO: 22/0314**

**Retention of small dressing room block and the addition of an extension to its front, and retention of a wooden shed in side yard. Proposed installation of a gate to a side alley; three removable bollards to front driveway; a 4 inch high disabled ramp with handrail to the side. Repair and restoration of the Grade II listed facade. (Application for Listed Building Consent). SAVOY BINGO HALL, COLLENNA ROAD, TONYREFAIL.**

Following consideration, it was **RESOLVED** to approve the application for Listed Building Consent application in accordance with the recommendation of the Director, Prosperity, and Development. subject to a favourable referral to CADW.

**218 APPLICATION NO: 22/1082**

**Installation of a Synchronous Condenser Facility, associated ancillary infrastructure and buildings to house synchronous condensers, access and landscaping LAND AT POUND FARM, TON-TEG, PONTYPRIDD, CF38**

## 1SU.

In accordance with adopted procedures, the Committee received Jonathan Cooper (Applicant) 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 recommended that the application be approved subject to two additional conditions regarding public health and protection. Following consideration and debate, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to a section 106 agreement requiring a Landscape Ecological Management Plan (LEMP) for a period of 25 years is required in order to secure details of positive habitat and species management, mitigation, enhancement and monitoring (annual reporting) of ecological delivery, and subject to the conditions set out within the report and two additional condition as detailed below:

The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures:

1. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (1) above.
2. A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed. No deviation shall be made from this scheme.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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

## 219 APPLICATION NO: 22/1263

### **Development of four flats, car parking, landscaping and associated works. LAND OFF ST JOHNS ROAD, TONYREFAIL.**

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

Non-Committee, Local Member County Borough Councillor D Owen-Jones spoke on the application and put forward his concerns in respect of the proposed development.

The Head of Planning outlined the content of 'late' letter received in objection to the application.

The Head of Planning presented the application to Committee and following lengthy consideration, it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning and Development Committee to receive further information regarding the parking scheme for the development.

(Note: County Borough Councillor R Williams abstained from voting on this item as he was not present for the full debate).

**220 APPLICATION NO: 22/1374**

**Affordable housing scheme of 17 dwellings, to include demolition of existing buildings and provision of parking, access, drainage, hard and soft landscaping (revised plans, to amend levels, received 10th January 2023, Updated Ecology Survey received 17th January 2023, revised Geotechnical and Geoenvironmental Report received 26th January 2023, Additional cross section drawing received 1st February 2023) LAND TO THE REAR OF 68 - 72, HIGH STREET, TONYREFAIL, CF39 8PL.**

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

Non-Committee, Local Member County Borough Councillor D Owen-Jones spoke on the application and put forward his concerns 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 subject to 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, and to secure a £10k recreation contribution for improvement to play facilities at Tyn-y-Bryn Park.

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

**221 APPLICATION NO: 22/1453**

**Domestic garage with storage area LLOYD STREET, GELLI, PENTRE.**

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:

**Ryan Green (Applicant)**  
**Kate Morgans (Objector)**

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

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: County Borough Councillor R Williams abstained from voting on this item as he was not present for the full debate).

(Note: County Borough Councillor M Powell left the meeting during this item and did not participate in the vote (17:37pm)).

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

**222 APPLICATION NO: 22/0690**

**Reserved matters approval of the appearance, landscaping, layout and scale of residential development (460 units), and local centre development pursuant to outline planning permission 20/1196/15, open space and associated drainage and landscaping including the discharge of conditions 3, 4, 8, 9, 10, 11, 15, 16, 26, 28, 30 and 32. 20/1196/15 (revised details received 7th September 2022 and 1st November 2022) (revised site layout received 7th February 2023) LAND WEST OF A4119, CEFN YR HENDY, LLANTRISANT.**

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:

**Peter Waldren (Agent)**  
**Nigel Bosanko (Objector)**

The Agent Peter Waldren exercised the right to respond to the comments made by the objector.

The Head of Planning outlined the content of a 'late' letter from a local resident in objection to the application.

The Head of Planning presented the application, which was originally reported to Committee on 26<sup>th</sup> January 2023, where Members deferred the application to further consider issues raised relating to plots 1-4 alongside the access road (Minute 178 refers).

Members gave consideration to the further report, and following lengthy debate, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the revised two conditions as set out in the further report, and to an additional condition regarding the boundary treatment with Ty Cefn Farm to be submitted and approved in consultation with the Chair and Vice Chair of the Planning and Development Committee. In addition, approval be granted for the discharge of conditions, 3, 4, 8, 9, 10, 11, 16, 26, 28, 30 and 32 as imposed on the associated outline planning permission 20/1196. However, details submitted in respect of conditions 15 are not sufficient and are not discharged.

(Note: At this point in the proceedings, County Borough Councillor J Bonetto left the meeting (18:32pm)).

**223 APPLICATION NO: 22/1412**

**Proposed development of a care home for older persons (13no. ensuite bedrooms and 1no. respite bedroom), landscaping, sustainable drainage,**

**access, parking and associated works BRONLLWYN CARE HOME, COLWYN ROAD, GELLI, PENTRE, CF41 7NW.**

The Head of Major Development and Investment informed Members of an inaccuracy within the above-mentioned application and recommended that the application be deferred on this basis. Following consideration by Committee, it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning and Development Committee to enable the necessary revisions to be made to the application, and re-open public consultation on the amended proposals.

**224 APPLICATION NO: 10/0845**

**Comprehensive phased development comprising: residential development of up to 1,850 dwellings; neighbourhood centre to include Class D1 and D2 community/leisure facilities, Class D1 medical centre, Class D1 primary school, Class A1, A2 and A3 retail/services/food and drink floorspace; B1 office/commercial floorspace; new drainage, services, transport and highways infrastructure, strategic landscape areas and public open space (all matters reserved). Full details for new spine road and access onto A473, drainage infrastructure and the creation of development plateaus to serve the first phase of the development (Amended plans and Supplementary Environmental Information (SEI) received 13 June 2011)(Further amended plans and updated DAS received 21 June 2011). LAND AT FORMER OPEN CAST COAL SITE AND LAND TO THE NORTH OF THE A473, LLANILID.**

The Head of Planning presented the application to Committee and following consideration, it was **RESOLVED** to approve the deed of variation to the section 106 agreement, to include the additional habitat management land and future maintenance program.

(Note: Having earlier declared an interest in the above-mentioned application (Minute No. 210), County Borough Councillor W Lewis left the meeting for this item).

**225 APPLICATION NO: 22/0886**

**Outdoor hospitality area to rear. MID RHONDDA WORKING MENS CLUB AND INSTITUTE, 32-33 COURT STREET, TONYPANDY, CF40 2RQ.**

The Head of Planning presented the application, which was originally reported to Committee on 26<sup>th</sup> January 2023, where Members were minded to approve the application, contrary to the recommendation of the Director, Prosperity and Development (Minute 187 refers).

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

**226 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 13/02/2023 and 24/02/2023.

**This meeting closed at 6.43 pm**

**Councillor S Rees  
Chair.**