



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the hybrid meeting of the Planning and Development Committee held on
Thursday, 18 August 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 L A Tomkinson Councillor R Williams

Zoom

Councillor J Bonetto Councillor D Grehan
Councillor W Owen

Officers in attendance: -

Council Chamber

Mr S Humphreys, Head of Legal Services
Mr C Jones, Head of Major Development and Investment

County Borough Councillors in attendance: -

Zoom

Councillor R Bevan

50 WELCOME AND APOLOGIES

Apologies for absence were received from County Borough Councillors G Hughes, J Smith and D Williams.

51 DECLARATION OF INTEREST

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

8. APPLICATION NO: 22/0585.

Councillor Craig Middle, Personal and Prejudicial, "I am a Director of Harlech Property Development Ltd which owns the property and my Son, Joss Middle is the applicant".

52 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.

53 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.

54 MINUTES 21.07.22

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 21st July 2022.

55 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.

56 APPLICATION NO: 21/1690

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

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

Non-Committee, Local Member County Borough Councillor R Bevan spoke on the application and put forward his support in respect of the proposed Development.

The Head of Major Development and Investment presented the application to Committee and following consideration, Members were minded to approve the above-mentioned application, contrary to the recommendation of the Director, Prosperity & Development, as Members were of the view that the proposed development would keep in line with the character of existing, nearby properties, and were satisfied with its

location with respect to Rhondda Cynon Taf's Local Development Plan (LDP) settlement boundaries.

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.

57 APPLICATION NO: 22/0769

Detached dwelling, land formation, access widening and car parking (Re-submission of 21/1662/10). LAND TO THE WEST OF HEOL LLECHAU ALLOTMENT, HEOL LLECHAU, WATTSTOWN, 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:

Scott Phelps (Applicant)
Robert Hathaway (Agent)

Non-Committee, Local Member County Borough Councillor R Bevan spoke on the application and put forward his support in respect of the proposed Development.

The Head of Major Development and Investment presented the application to Committee and following consideration it was **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and Development.

58 APPLICATION NO: 21/1555

Discharge of condition 13 - existing ground levels and proposed finished ground / floor levels of planning permission 18/1411/10. (Revised plans received 21/04/2022) FORMER LLANTRISANT WELSH PRIMARY SCHOOL, SCHOOL STREET, LLANTRISANT, CF72 8EN.

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

The Committee noted that Non-Committee, Local Member County Borough Councillor G Holmes who had requested to address Members on the Application was not present to do so.

The Head of Major Development and Investment referenced a 'late' letter received from the occupiers of the adjoining property, outlining reasons for their objection to the proposed development, points of which were already outlined in the report.

The Head of Major Development and Investment presented the application to Committee and following lengthy consideration, it was **RESOLVED** to grant the application in accordance with the recommendation of the Director, Prosperity and Development.

59 APPLICATION NO: 21/1073

Single dwelling. (Amended Redline Boundary and Plans received 26/01/22) LAND ADJACENT TO 23 GLAN-YR-AFON, TREORCHY.

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.

60 APPLICATION NO: 21/1440

Variation of condition 1 - time limit of planning permission 12/0367/10. (Bat Structures Inspection and Ecological Assessment Received 04/03/22) CHURCH HALL OFF LLYS TYLCHA FAWR, TONYREFAIL.

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.

61 APPLICATION NO: 22/0585

Double extension to the rear of property 85 MOUND ROAD, MAES-YCOED, PONTYPRIDD, CF37 1EF.

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: Having earlier declared an interest in the above-mentioned application (Minute No.51), County Borough Councillor C Middle left the meeting for this item).

62 APPLICATION NO: 22/0679

Outline Application for up to 15 Houses including access, car parking, drainage, biodiversity areas and supporting external works. LAND ADJACENT TO BURGESSE CRESCENT, LLANTRISANT, CF72 8QB.

The Head of Major Development and Investment referenced three 'late' letters received from the residents of two neighbouring properties, of which raised concerns for plots 14 and 15 of the proposed development. Members were reminded that this was an outline application only, and would be later subject to a reserved matters application, thus neighbouring properties would be consulted with again.

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 requiring:

- 2 x 2 bedroom houses for low cost home ownership
- 1 x 3 bedroom house for low cost home ownership

The Low Cost Home Ownership units should be built to Development Quality

Requirement standard and made available for sale to Council nominated first time buyers from the Homestep Register. The developer's contribution should equate to 30% of the open market value for each unit, i.e., the nominated purchaser should pay no more than 70% of the open market value per unit.

63 APPLICATION NO: 22/0728

Change of use of ground floor from Class A3 (Food and Drink) to Class C3 (Residential Flat). LLANTWIT HOUSE, SHAZS INDIAN TAKEAWAY, LLANTRISANT ROAD, LLANTWIT FARDRE, CF38 2LT.

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.

64 APPLICATION NO: 22/0263

Conversion of the basement to a self-contained studio flat 2 SCRANTON VILLAS, HIGH STREET, CYMMER, PORTH, CF39 9EU.

The Head of Major Development and Investment presented the application which was originally reported to Committee on 21st July 2022, where Members were minded to refuse the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute 23 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 refuse the application contrary to the recommendation of the Director, Prosperity and Development because:

The proposed residential use, in the form of an additional self-contained flat within the basement of an existing terraced property, would place significant pressure on the plot, representing an over intensive use and overdevelopment of the site, and in trying to accommodate as many units/bedrooms as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted and Development of Flats Supplementary Planning Guidance.

65 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 25/07/2022 and 05/08/2022.

This meeting closed at 4.12 pm

**CLLR S REES
CHAIR.**