



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the meeting of the Planning and Development Committee held on Thursday, 20 July 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 L A Tomkinson
Councillor S Emanuel Councillor R Williams
Councillor J Smith

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

Councillor A Dennis
Councillor D Grehan

County Borough Councillors in attendance: -

Councillor R Bevan Councillor S Evans
Councillor G Holmes Councillor C Preedy
Councillor A Roberts Councillor G Stacey
Councillor M Webber Councillor T Williams

Officers in attendance: -

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
Mr M Farley, Senior Planner
Mr C Hanagan, Service Director Democratic Services and Communications

39 WELCOME AND APOLOGIES

Apologies for absence were received from County Borough Councillors J Bonetto and G Hughes.

40 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, there were no declarations made pertaining to the agenda.

41 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.

42 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.

43 MINUTES 22.06.23

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 22nd June 2023.

44 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.

45 APPLICATION NO: 22/1474

Erection of a 16 bedroom, two storey building providing supervised care with associated parking and refuse storage- Planning use class C2. (Amended Plans received 06/03/23) **HEN GLYNCORNEL NURSING HOME, NANT-Y-GWYDDON ROAD, LLWYNPIA, TONYPANDY, CF40 2JF**

In accordance with adopted procedures, the Committee received Ms Bethan Evans (Applicant) who was afforded five minutes to address Members on the above-mentioned proposal.

The Committee noted that Ajay Kambo (Agent) and Jason Roberts (Objector) who had requested to address Members on the Application were not present to do so.

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 an additional condition requiring a highways condition survey and repairs to the highway following construction traffic.

46 APPLICATION NO: 22/1305

Formation of hardstanding to rear garden and associated dropped kerb access off Church Road

13 CONWAY CRESCENT, TONTEG, PONTYPRIDD, CF38 1HP

In accordance with adopted procedures, the Committee received Mr Jason Rees (Applicant) who was afforded five minutes to address Members on the above-mentioned proposal.

Non-Committee/ Local Members – County Borough Councillors G Stacey and C Preedy spoke on the application and put forward their shared concerns regarding highways safety.

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.

47 APPLICATION NO: 23/0506

Demolition of existing buildings and the construction of a 16 bed specialist residential care home (use class C2) with associated works

LAND TO THE REAR OF NO.15 & 16 RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS

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 & Development Committee to allow further discussions to take place between the Service Director, Planning and the Applicant in respect of the details of the application.

48 APPLICATION NO: 22/1464

Single storey side extension, two storey side extension and rear raised patio and associated works.

45 HILL STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8TW

(Note: At this point in the meeting Non-Committee Member / Local Member County Borough Councillor A Roberts declared a personal and prejudicial interest in respect of Application No: 22/1464.

“My sister lives in close proximity to the application site.”

Non-Committee Member / Local Member County Borough Councillor G Holmes also declared a personal and prejudicial interest in Application: 22/1464

“The applicant’s Grandfather is a close personal contact.”

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:

- Abbie Davies (Applicant)
- Andrew Ayles (Agent on behalf of Objectors)

The Applicant was offered the opportunity to respond to the Objectors but declined to do so.

Local Member, County Borough Councillors A Roberts and G Holmes exercised their right to address the Committee under 14(2) of the Code of Conduct on the application and put forward their support in respect of the proposed development and left the meeting for its deliberation.

The Head of Planning 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.

49 APPLICATION NO: 22/1375

Outline planning application with all matters reserved for a proposed residential development.

LAND ADJACENT TO 6 - 8 BRYNMAIR ROAD, GODREAMAN, ABERDARE, CF44 6LR

(Note: At this point in the meeting County Borough Councillor W Lewis left the meeting)

Non-Committee/ Local Members – County Borough Councillors S Evans and T Williams spoke on the application and put forward their shared concerns regarding the proposed development.

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

(Note: At this point in the meeting, County Borough Councillor L Tomkinson left the meeting and W Lewis returned to the meeting.)

50 APPLICATION NO: 23/0360

Continued use as a garden.

ST DAVIDS HOUSE, CASTELLAU ROAD, BEDDAU, PONTYPRIDD, CF38 2RA

(Note: At this point in proceedings, County Borough Councillor R Williams left the meeting)

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.

51 APPLICATION NO: 20/1056

Construction of a small off-grid highly sustainable community building on forestry land, including classroom, welfare, access route, on-site energy generation (wind turbine and PV panels) and drainage to support delivery of the Lost Peatlands of South Wales partnership project. (Heritage Impact Assessment received 5th June 2023)

FORESTRY LAND TO THE NORTH EAST OF HENDRE MYNYDD CAR PARK, OFF RHIGOS ROAD, TREHERBERT

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

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 because they were not present for the full debate)

52 APPLICATION NO: 23/0170

Conversion of shop and dwelling to 2 flats. (Amended Plans and Description received 09/05/2023)

SHOP, 2 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BP

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.

53 APPLICATION NO: 23/0422

Demolition of caretakers house, reconfiguration of the car park/drop off area/bus bay, footpaths, 3G sports pitch, flood lighting, new play areas, plant and associated works (revised technical detail received 01/06/2023) **PONTYPRIDD HIGH SCHOOL, CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4SF**

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.

54 APPLICATION NO: 22/0273/10

Change of use from public house to 4 dwellings (Transport Note received 4th July 2022, Foul Drainage Strategy received 2nd February 2023) **THE BARN PUBLIC HOUSE, HEOL MISKIN, MWYNDY, PONT-Y-CLUN, PONTYCLUN, CF72 8PJ**

The Senior Planner presented the application which was originally reported to Committee on 8th June 2023 where Members were minded to approve the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute 8 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 and with the conditions contained in the further report.

55 APPLICATION NO: 22/0668/10

Conversion of former church to 11 flats.(FCA received 11th July 2022, Ecological Impact Assessment received 20th September 2022) **YSTRAD ENGLISH CONGREGATIONAL CHURCH, 1 CHURCH ROAD, TON PENTRE, CF41 7AD**

The Senior Planner presented the report to Members which highlighted that the application was originally reported to Committee on 3rd November 2022 where Members resolved to approve the application, subject to a range of conditions and a Section 106 agreement.

Members gave consideration to the further report highlighting the additional information received including the Viability Assessment and **RESOLVED** to approve the application without the requirement for a Section 106 agreement for an off-site affordable housing contribution.

56 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 12/06/2023 – 07/07/2023.

This meeting closed at 5.30 pm

**Councillor S Rees
Chair.**