



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the meeting of the Planning and Development Committee held on Thursday, 17 August 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 D Grehan Councillor S Emanuel
Councillor J Smith
Councillor R Williams

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

Councillor J Bonetto Councillor M Powell
Councillor L A Tomkinson

County Borough Councillors in attendance: -

Councillor S Bradwick Councillor H Gronow
Councillor C Lises Councillor D Wood
Councillor J Edwards Councillor J Elliott

Officers in attendance: -

Mr S Humphreys, Head of Legal Services
Mr C Jones, Head of Major Development and Investment
Mr M Farley, Team Leader Planning Applications
Mr G Howard, Senior Planning Officer

65 WELCOME & APOLOGIES

Apologies for absence were received from County Borough Councillor A Dennis, G Hughes and W Lewis.

66 DECLARATION OF INTEREST

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

County Borough Councillor S Bradwick declared a personal interest in respect of application 23/0398 Change of use from a HMO (C4 use) to a Children's Home and associated works. (Amended Site Location Plan received 08/06/2023) 37 ELIZABETH STREET, ABERDARE, CF44 7LN

"I am Chair of the South Wales Fire & Rescue authority which is noted in the report as being a consultee."

67 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.

68 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.

69 MINUTES 20.07.23

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 20.07.23.

70 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.

71 APPLICATION NO: 22/1378

Variation of condition 1 of planning permission ref. 15/1635/10 - to extend time limit for commencement of development by one year (Drainage Briefing Note 10/02/23 Rev.2 - 10/07/23, received 16/06/23). LLWYNCELYN FARM, HAFOD LANE, PORTH, CF39 9UE

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:

- Mr Rob Griffiths (Agent)
- Mr Philip Thomas (Objector)
- Mr Steve Jones (Objector)

The Agent Mr Rob Griffiths exercised the right to respond to the comments made by the objectors.

Non-Committee, Local Member County Borough Councillor J Edwards spoke on the application and put forward her concerns in respect of the proposed

Development.

The Team Leader, Planning Applications 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 for further information to be provided regarding drainage, the potential cabling route and potential implications on the tip, and for further information on the visual impact on the local area.

72 APPLICATION NO: 22/1272

The construction and operation of up to 14 wind turbines and associated infrastructure including: hardstanding areas to include turbine foundations, crane hardstanding and lay down and storage area with associated micro siting allowances; electrical sub station and control building with underground power cables; new access route connecting on to the A472; on site access tracks with pipeline and watercourse crossings; borrow pit(s); anemometer mast; temporary construction and storage compound with associated lay down areas near to the site entrance; habitat management area; and off site works to facilitate the movement of abnormal loads such as the construction of over-run areas and temporary modifications to street furniture. LAND NORTH OF SENGHENYDD, CAERPHILLY TO BE KNOWN AS TWYN HYWEL ENERGY PARK

Non-Committee/ Local Member – County Borough Councillors C Lises, H Gronow and D Wood spoke on the application and put forward their shared concerns regarding the proposal.

The Head of Major Development and Investment presented the Council's Local Impact Report to Committee and following consideration it was **RESOLVED** to approve the Local Impact Report in accordance with the recommendation of the Director, Prosperity and Development subject to an addendum letter outlining the concerns raised by Members during the debate.

73 APPLICATION NO: 23/0398

Change of use from a HMO (C4 use) to a Children's Home and associated works. (Amended Site Location Plan received 08/06/2023) 37 ELIZABETH STREET, ABERDARE, CF44 7LN

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

Non-Committee, Local Member County Borough Councillor S Bradwick spoke on the application and put forward his concern in respect of the proposed Development.

The Head of Major Development and Investment read out the contents of a 'Late' letter submitted by the local PCSO outlining their concerns regarding the proposed development.

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 as Members felt the application would provide a lack of amenity space for residents and no parking for staff. 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.

74 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 15 & 16 Rhigos Road, Hirwaun, Aberdare, CF44 9PS

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

The Head of Major Development and Investment presented the application which was originally reported to Committee on 20th July 2023 where Members resolved to defer the application to allow further discussions to take place between the Service Director, Planning and the Applicant in respect of the details of the application (Minute no.47 refers).

The Head of Major Development and Investment presented the updated application detail 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 updated conditions outlined in the report.

75 APPLICATION NO: 22/0734

Extension of existing brick/ block traditional build changing rooms. (Bat and Bird survey received 07/11/22)(Bat Activity Survey Received 14/07/23) PENYRENGLYN CHANGING ROOMS, BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AW

The Senior Planning Officer 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.

76 APPLICATION NO: 22/1321

Change of use from residential to care home for children (C2) 41 WOOD ROAD, TREForest, PONTYPRIDD, CF37 1RH

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 as Members were of the view that the proposal provided a lack of parking, lack of amenity space and would have a detrimental

impact on the local community.

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.

77 APPLICATION NO: 22/1433

Proposed development of two dwellings, car parking and associated works. VACANT LAND AT WILLIAM STREET, YSTRAD, PENTRE

The Head of Major Development and Investment outlined the content of a 'late' letter received from Mr G Chappell in objection of the application.

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.

78 APPLICATION NO: 22/1476

Permanent retention of landform created by deposit of approximately 19,700m³ of material from Tylorstown landslip, creation of new footpath incorporating two footbridges, drainage works plus landscaping and habitat/ecological mitigation measures and associated works. LAND ACROSS FROM OAKLANDS BUSINESS PARK, FERNDALE

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.

79 APPLICATION NO: 22/1477

Permanent retention of approximately 740m³ of material from Tylorstown landslip, landscaping and habitat/ecological mitigation measures and associated works. LAND TO THE SOUTH OF STATION ROAD, FERNDALE

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.

80 APPLICATION NO: 23/0433

Coffee drive thru unit (Mixed A1/A3 Use) and associated works (Amended Description and Updated Use Class information rec. 09/06/23) ASDA STORES LTD, FFORDD TIRWAUN, CWM-BACH, ABERDARE, CF44 0AH

(**Note:** At this point in the committee, Non-Committee Local Member County Borough Councillor J Elliott declared a personal interest in respect of this

application.

“I am a resident of Tirfounder Fields which is located nearby to the proposed development.”)

Non-Committee, Local Member County Borough Councillor J Elliott spoke on the application and put forward his concerns 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 approve the application in accordance with the recommendation of the Director, Prosperity and Development.

81 APPLICATION NO: 23/0651

Replacement of the current backlit static advertising poster with an internally illuminated LED digital poster. THE COLISEUM THEATRE, MOUNT PLEASANT STREET, TRECYNON, ABERDARE, CF44 8NG

The Senior Planning Officer 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 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 24/07/2023 – 04/08/2023.

This meeting closed at 5.48 pm

**Councillor S Rees
Chair.**