



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the meeting of the Planning and Development Committee held on Thursday, 7 September 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 S Emanuel
Councillor L A Tomkinson Councillor G Hughes
Councillor J Smith
Councillor R Williams

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

Councillor A Dennis Councillor J Bonetto
Councillor D Grehan
Councillor M Powell

County Borough Councillors in attendance: -

Councillor M Norris

Officers in attendance: -

Mr J Bailey, Head of Planning
Mr S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer

83 DECLARATION OF INTEREST

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

84 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.

85 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.

86 MINUTES 03.08.23

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 03.08.23.

87 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.

88 APPLICATION NO: 23/0294

Sub-division, extension, external alterations to retail unit to enable it to trade as part foodstore/part non-food retail unit with ancillary cafe, modifications to garden centre, delivery access arrangements, car parking layout, landscaping, and other associated site works. WHAT STORES, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

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 Jones (Applicant)
- Mr Rob Mitchell (Objector)

The Applicant Mr Rob Jones exercised the right to respond to the comments made by the objector.

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

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 subject to an additional condition requiring measures for ecological enhancement.

89 APPLICATION NO: 23/0165

Retention of detached garage / workshop. 87 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EN

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.

90 APPLICATION NO: 23/0368

Change of use from function room to 4no bed & breakfast rooms. PLOUGH INN PUBLIC HOUSE, LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

The Head of Planning outlined the content of a 'late' letter received from the applicant setting out the reasons for 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.

91 APPLICATION NO: 23/0576

Resubmission of proposed partial Change of Use at 22-22A Cardiff Street to create 7 new flats and retain the residential unit on the 2nd floor along with improvement works to the commercial areas at the basement and ground floor levels. 22-22A CARDIFF STREET, ABERDARE, CF44 7DP

(Note: County Borough Councillor D Grehan left the meeting at this point.)

The Head of Planning 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 consideration of the changes proposed with this application to overcome the previous objections and discussion with the applicant regarding these.

(Note: County Borough Councillor W Lewis left the meeting at this point.)

92 APPLICATION NO: 23/0910

Wooden sign installed on grass area near main entrance of the Park. YNYSANGHARAD WAR MEMORIAL PARK, BRIDGE STREET, PONTYPRIDD

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.

93 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 Planning presented the application which was originally reported to Committee on 17th August 2023, where Members were minded to refuse the

application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute No.76 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 for the reasons outlined in the further report and subject to the amendment of the reference to 'Local Development Plan' to 'Rhondda Cynon Taf Local Development Plan RCTLDP'.

94 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

The Head of Planning presented the application which was originally reported to Committee on 17th August 2023, where Members were minded to refuse the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute No. 73 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 for the reasons outlined in the further report and subject to the amendment of the reference to 'Local Development Plan' to 'Rhondda Cynon Taf Local Development Plan RCTLDP'.

95 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 07/08/2023 – 25/08/2023.

This meeting closed at 4.10 pm

**Councillor S Rees
Chair.**