



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

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 25 January 2024 at 3.00 pm.

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

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

Councillor S Rees (Chair)

Councillor W Lewis    Councillor J Bonetto  
Councillor A Dennis    Councillor M Powell  
Councillor J Smith    Councillor L A Tomkinson  
Councillor R Williams

**County Borough Councillors in attendance: -**

Councillor M Norris    Councillor S Powderhill

**Officers in attendance: -**

Mr J Bailey, Head of Planning  
Mr C Hanagan, Service Director of Democratic Services & Communication  
Mr S Humphreys, Head of Legal Services  
Mr C Jones, Head of Major Development and Investment  
Mr A Rees, Senior Engineer

**173    WELCOME & APOLOGIES**

Apologies for absence were received from County Borough Councillors S Emmanuel, G Hughes and D Grehan.

**174    DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, County Borough Councillor R Williams declared a personal and prejudicial interest in respect of Application No: 23/1237 Two storey rear extension 30 BRON-Y-DERI, MOUNTAIN ASH, CF45 4LL

"The applicant is known to me personally."

**175    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.

## **176 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.

## **177 MINUTES 14.12.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 14<sup>th</sup> December 2023.

## **178 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.

## **179 APPLICATION NO: 23/0679**

**Change of use from bed and breakfast to 11-bedroom House in Multiple Occupation (HMO) use (Amended Plans received 01/12/2023) CENTRAL HOUSE GUEST HOUSE, STOW HILL, TREForest, PONTYPRIDD, CF37 1RZ**

The Committee noted that Mr D Evans (Applicant) who had requested to address Members on the Application was not present to do so.

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

The Head of Planning outlined the content of three 'late' letters received from residents nearby in objection of the application.

The Head of Planning presented the application to Committee and following consideration Members were minded refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposed development would result in overdevelopment of the property.

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.

(Note: County Borough Councillor M Powell abstained from the vote.)

**180 APPLICATION NO: 23/0412/10**

**New four bedroom dwelling with detached garage and two additional parking spaces (Amended plans received 21/12/23), LAND ADJACENT TO 4 NASH STREET, ABERCYNON, MOUNTAIN ASH, CF45 4PB**

In accordance with adopted procedures, the Committee received Mr S Webb (Objector) 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 following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the amended conditions as set out in the updated report.

**181 APPLICATION NO: 22/1413**

**Construction and operation of a solar photovoltaic farm including access, fencing, CCTV, internal service tracks, ancillary equipment and scheme of landscaping (amended site layout and supporting information received 29/08/23) RHIWFELIN FAWR FARM, LLANTRISANT**

In accordance with adopted procedures, the Committee received Mr O Sandles (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 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 the delivery of long-term habitat management on-site and at the off-site locations indicated within the 'blue line areas' set out on plan ref. WN1006/01/02 Rev. 2 – Planning Application Boundary.

**182 APPLICATION NO: 23/0378**

**Change of use from dwelling to Chapel of Rest  
1 BROOK STREET, YSTRAD, PENTRE, CF41 7RB**

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

The Head of Major Development and Investment outlined the content of a 'late' letter received from a neighbour 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.

**183 APPLICATION NO: 23/0493**

**Detached dwelling, parking area, amenity space, associated works (Amended plans received 24/09/2023 and 06/10/2023) LAND TO THE WEST OF HIGH STREET, YNYSYBWL, PONTYPRIDD**

In accordance with adopted procedures, the Committee received Mr C Boardman (Agent) 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 following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

(Note: County Borough Councillor M Powell abstained from the vote.)

**184 APPLICATION NO: 23/1110**

**Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 20/0646/13 LAND AT OTTERS BROOK, IVOR PARK, BRYNSADLER, PONT-YCLUN, PONTYCLUN, CF72 9BF**

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

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.

**185 APPLICATION NO: 23/1056**

**4 semi detached dwellings and 1 detached dwelling (resubmission of 21/0373/10) LAND BETWEEN 37 TO 43 TREBANOG ROAD, TREBANOG, CF39 9EP**

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

The Committee noted that Mr P Norman (Applicant) who had requested to address Members on the Application did not do so.

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 had concerns over highways safety.

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.

**186 APPLICATION NO: 23/1004**

**Construction of a new Agarose production facility, extension of pipe bridge, car park extension and associated lighting, nitrogen tank and associated infrastructure works. (Preliminary Risk Assessment Report received 28/09/2023. Revised Ecology Assessment, Soft Landscaping details and Drainage Strategy received 17th November 2023. CMRA Addendum, Phase 2 SI report, PRA addendum, GAP Analysis and Construction Management Plan received 30th November 2023. Updated Tree Report, Soft Landscaping details and Ecology Assessment received 4th December 2023) LAND AT PUROLITE, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONT-Y-CLUN, PONTYCLUN, CF72 8LF**

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.

**187 APPLICATION NO: 23/0654**

**Variation of condition 1 of planning permission 17/1351 (Proposed erection of 8 No. 3 bed dwellings) to allow a further 5 years for the commencement of development (Preliminary Ecology Survey rec. 03/11/23) LAND AT SALISBURY ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4NU**

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.

**188 APPLICATION NO: 23/1237**

**Two storey rear extension 30 BRON-Y-DERI, MOUNTAIN ASH, CF45 4LL**

**(Note: Having earlier declared a personal and prejudicial interest in respect of this application (Minute 174 refers), County Borough Councillor R Williams left the meeting at this point.)**

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.

**189 APPLICATION NO: 23/1285**

**Proposed expansion comprising part three (offices) and part two storey (medical equipment processing, assembling and manufacturing) building, new staff car park and landscaping works. ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ**

**(Note:** County Borough Councillor R Williams returned to the meeting at this point.)

The Head of Planning outlined the content of a 'late' letter received from Bridgend County Borough Council sharing no concerns regarding 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 the amendment of conditions 4 and 6 to read as follows:

Condition 4: No development shall commence, including any works of site clearance until details of the following have been submitted to and agreed in writing by the Local Planning Authority:

- (i) a scheme for the provision of biodiversity mitigation and enhancement measures, in accordance with the conclusions and recommendations of Section 5 of the Preliminary Ecological Appraisal (Soltys Brewster, dated September 2023).
- (ii) a scheme for the management of long-term grassland mitigation areas in accordance with the Green Infrastructure Plan (TirCollective, dated 10th November 2023).
- (iii) revised landscaping planting details to omit the use of species-rich wildflower seeding, *Prunus laurocerasus*, *Alnus cordata* and Liquidambar. The development shall be carried out in accordance with the approved details. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Reason: In the interests of the natural environment and to deliver a net benefit to biodiversity, in accordance with PPW 11 and Future Wales Policy 9 and Policies AW5, AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

Condition 6: No development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) A report indicating the methodology for undertaking a survey of the condition of the access roads between Felindre Road roundabout

and the proposed development. The report should include: a) Details of the roads to be surveyed, b) The timescales for undertaking the surveys, c) The method(s) of reporting the findings to the local planning authority (including the use of comprehensive photographs), and d) Any potential compensation arrangements.

- (ii) The completed condition survey carried out in accordance with the methodology approved under (i) above. The development shall not be brought into beneficial use until the final survey on completion of the development has been undertaken and any compensation arrangements have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that the extraordinary traffic use arising from the proposed development does not have an adverse impact on highway safety and structural integrity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

## **190 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 04/12/2023 – 12/01/2024.

**This meeting closed at 5.15 pm**

**Councillor S Rees  
Chair.**