



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

Minutes of the virtual meeting of the Planning and Development Committee held on  
Thursday, 8 February 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 in the Council Chamber: -**

Councillor S Rees (Chair)

Councillor W Lewis	Councillor J Bonetto
Councillor A Dennis	Councillor S Emanuel
Councillor D Grehan	Councillor G Hughes
Councillor M Powell	Councillor R 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

**191 WELCOME & APOLOGIES**

Apologies for absence were received from County Borough Councillors J Smith and L Tomkinson.

**192 DECLARATION OF INTEREST**

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

County Borough Councillor W Lewis declared a personal interest in respect of application NO: 21/1331 Construction of health complex and venue with associated amenities, to include A3, D2 and Sui Generis use classes and regularisation of 52no. Space Overspill Carpark. (Amended Redline Boundary Received 08/07/22)(Revised description received 08/07/22)(Swept Path Analysis and car park details received 09/09/22) TY MAELWG, ROAD TO FOREST VIEW, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 9JS  
"The Applicant has supported events and made a donation to the Mayors Charity."

County Borough Councillor S Emanuel declared a personal and prejudicial interest in respect of application No: 23/1198 Residential development of 10 no. affordable dwellings and associated works. D K S TRIMMINGS LTD, CATHERINE CRESCENT, CYMMER, PORTH, CF39 9AF

"I am employed by Trivallis who are the intended developers for this project."

**193 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.

**194 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.

**195 MINUTES 11.01.24**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 11.01.24.

**196 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.

**197 APPLICATION NO: 23/1056/10**

**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 the following public speakers who were **each** afforded five minutes to address Members on the above-mentioned proposal:

- Mr P Norman (Applicant)
- Ms N Lewis (Objector)

The Applicant Mr P Norman exercised the right to respond to the comments made by the objector.

The Head of Major Development and Investment presented the application

which was originally reported to Committee on 25<sup>th</sup> January 2024 where Members were minded to refuse the application, contrary to the officer recommendation of the Director, Prosperity and Development.

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.

## **198 APPLICATION NO: 23/1052**

**Change of use from guest house and ancillary bungalow to a residential drugs and alcohol rehabilitation centre (Use Class C2). FIFTH AVENUE GUEST HOUSE, FIFTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UN**

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 A Archard (Applicant)
- Ms J Oats (Supporter)
- Ms S Baker (Supporter)
- Mr N Wakeford (Supporter)

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.

## **199 APPLICATION NO: 23/0733**

**Refurbish Berw Road Bridge. (Phase 3 of the works, which this application supports) (amended drainage details, Heritage Impact Assessment (HIA) and reduced works to banking and retention of trees - received 15/11/2023), Berw Road Bridge (White Bridge), Pontypridd.**

**(Note:** At this point in proceedings, County Borough Councillor R Williams declared a personal interest in this application:

“The public speaker is known to me through work on other projects.”)

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

The Head of Planning outlined the content of a ‘late’ letter received from the Council’s Ecologist.

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 conditions set out within the report and to an additional two conditions as detailed below:

4. The CEMP referred to in condition 3 (above) shall incorporate the recommendations and measures contained in the following reports:

- Berw Road Bridge Memo Report, February 2019;
- Berw Road Preliminary Ecological Appraisal (PEA), Redstart, September 2020;
- Berw Road Emergency Works, Ecological Method Statement, June 2021; and
- Berw Road Bridge – Otter Survey Report, June 2021.

Reason - To enhance and afford protection to animal and plant species in accordance with policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan and Chapter 6 of Planning Policy Wales 12 (February 2024).

5. Prior to the completion of the development hereby approved, details for the provision of bat and bird boxes (to be incorporated within the scheme) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and maintained as such thereafter.

Reason: In the interest nature conservation in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan and Chapter 6 of Planning Policy Wales 12 (February 2024).

## **200 APPLICATION NO: 21/1331**

**Construction of health complex and venue with associated amenities, to include A3, D2 and Sui Generis use classes and regularisation of 52no. Space Overspill Carpark. (Amended Redline Boundary Received 08/07/22)(Revised description received 08/07/22)(Swept Path Analysis and car park details received 09/09/22) TY MAELWG, ROAD TO FOREST VIEW, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 9JS**

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 conditions set out in the report and to the amendment of condition 12 to include the property address.

**(Note:** County Borough Councillor M Powell declared a personal interest in respect of this application.

“The applicant is known to me.”

## **201 APPLICATION NO: 23/1198**

**Residential development of 10 no. affordable dwellings and associated**

**works. D K S TRIMMINGS LTD, CATHERINE CRESCENT, CYMMER, PORTH, CF39 9AF**

**(Note:** Having earlier declared a personal and prejudicial interest in this application County Borough Councillor S Emanuel left the meeting at this point and did not return.)

**(Note:** County Borough Councillor S Rees left the meeting at this point and did not return. County Borough Councillor W Lewis continued the meeting as Chair.)

The Head of Planning / 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 that the developer enter into an agreement to secure the development as affordable housing in perpetuity.

## **202 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 15/01/2024 – 26/01/2024.

**This meeting closed at 4.30 pm**

**Councillor S Rees  
Chair.**