



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

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 22 February 2024 at 3.00 pm at Council Committee Room, 2 Llys Cadwyn, Taff Street, Pontypridd, CF37 4TH.

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 Committee Room :-

Councillor W Lewis (Chair)

Councillor D Grehan Councillor G Hughes
Councillor J Smith Councillor L A Tomkinson
Councillor R Williams

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

Councillor J Bonetto Councillor A Dennis

County Borough Councillors in attendance: -

Councillor M Norris Councillor J Cook
Councillor R Davis Councillor S Evans

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

204 WELCOME & APOLOGIES

Apologies for absence were received from County Borough Councillor S Emanuel, S Rees and M Powell.

205 DECLARATION OF INTEREST

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

206 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.

207 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.

208 MINUTES 25.01.24

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 25.01.24.

209 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.

210 APPLICATION NO: 23/0404

Change of use of garage into hair salon. 34 DAVIS STREET, ABERAMAN, ABERDARE, CF44 6UR

Non-Committee, Local Member County Borough Councillor S Evans spoke on the application and put forward her concerns in respect 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.

211 APPLICATION NO: 23/1335

Certificate of Lawfulness for a proposed change of use of a dwelling C3(a) to a Children's Residential Home C2 for up to 2 children. 134 TURBERVILLE ROAD, PORTH, CF39 0ND

Non-Committee, Local Member County Borough Councillor R Davis

spoke on the application and put forward her concerns and objections in respect of the proposed certificate of lawfulness.

The Head of Major Development and Investment presented the application to Committee and following consideration Members were minded to refuse the grant of a certificate of lawfulness as Members were of the view that the change proposed would amount to a material change of use as it will be operating as a business 24 hours a day rather than a family home with staff working in shifts and coming and going to 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.

212 APPLICATION NO: 23/0549

Replacement of the bridge structure. (Otter Report Rec. 20/07/23) (Updated Preliminary Ecological Assessment, Bat Surveys, Invasive Species Survey, Preliminary Ground Level Tree Assessment and Arboricultural Impact Assessment Rec. 24/01/24) FEEDER PIPE BRIDGE OFF TRAM ROAD, TREHARRIS, CF46 5EF

The Head of Planning outlined the content of a 'late' letter received from Merthyr Tydfil County Borough Council confirming no objection to 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.

213 APPLICATION NO: 23/1019

Development of listed building into 5 residential dwellings. FORMER STABLES, HEOL TY ABERAMAN, ABERAMAN, ABERDARE

The Head of Planning / 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 Officers the opportunity to provide more information.

214 APPLICATION NO: 23/1281

First floor extension to create extra office space (Amended plans received 14/12/2023). SBM CAR SALES, MAIN ROAD, TON-TEG, PONTYPRIDD, CF38 1PW

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.

215 APPLICATION NO: 24/0073

Solar panels to roof of splashpad building. ABERDARE PARK, GLAN ROAD, GADLYS, ABERDARE

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.

216 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 Head of Planning presented the application which was originally reported to Committee on 25th 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 reason set out in the further report.

217 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 29/01/2024 – 09/02/2024.

This meeting closed at 16:00

**Councillor W Lewis
Chair.**