



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the meeting of the Planning and Development Committee held on Thursday, 12 September 2024 at 3.00 pm at Council Chamber, 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 Council Chamber: -

Councillor S Rees (Chair)

Councillor W Lewis Councillor S Emanuel
Councillor L A Tomkinson Councillor M Powell

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

Councillor J Bonetto Councillor A Dennis
Councillor R Williams
Councillor D Grehan

County Borough Councillors in attendance: -

Councillor M Norris

Officers in attendance: -

Mr S Humphreys, Head of Legal Services
Mr C Jones, Head of Major Development and Investment
Mr A Rees, Senior Engineer

80 WELCOME & APOLOGIES

An apology for absence was received from County Borough Councillor J Smith.

81 DECLARATION OF INTEREST

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

82 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.

83 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.

84 MINUTES 18.07.24

A query was raised from County Borough Councillor M Powell in relation to the reasons set out in Minute No. 40 and whether the refusal should also include reference to the Wellbeing of Future Generations (Wales) Act 2015. The Committee agreed that the approval of the Minutes be deferred to the next meeting of the Committee in order for the matter be clarified.

85 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.

86 APPLICATION NO: 24/0164

Residential Development of 41 no. Affordable Dwellings and Associated Works (Hydraulic Modelling Assessment Rec. 25/03/24) (Amended Plans Rec. 11/04/24) LAND ADJACENT TO BRYNGELLI ESTATE, MEADOW LANE, HIRWAUN

The Head of Major Development and Investment informed Members that the applicant has disclosed to the Council that they do not own 2 areas of land within the application site. This will require further certification and re-consultation. Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to allow for the certification and re-consultation to take place.

87 APPLICATION NO: 24/0245

Vehicle crossover and dropped kerb to the highway 3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW

In accordance with adopted procedures, the Committee received Mr N Marchant (Supporter) 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.

88 APPLICATION NO:24/0597

New single storey classroom block containing 3 classrooms on site of the multi-use games area. MAESGWYN SPECIAL SCHOOL, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RE

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.

89 APPLICATION NO: 24/0374/10

Change of Use from a C3 Dwelling House to a C4 HMO (4 Bedrooms) 3 Baglan Street, Treherbert, Treorchy, CF42 5AA

The Head of Major Development and Investment presented the application which was originally reported to Committee on 15th August 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 refusing 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 following reasons:

1. The proposal represents an inappropriate conversion which would result in poor quality living accommodation for future residents. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Houses in Multiple Occupation (HMOs).

2. The proposal would lead to increased on-street parking demand and would generate indiscriminate on-street parking in the area which would have a negative impact upon highway safety. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Access, Circulation & Parking Requirements.

90 APPLICATION NO:24/0373/10

Change of Use from a C3 Dwelling House to a C4 HMO (4 Bedrooms) (Amended Plans and Description Received 13/05/2024). 28 Brynhyfryd Street, Clydach, Tonypanyd, CF40 2DZ

The Head of Major Development and Investment presented the application which was originally reported to Committee on 15th August 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 refusing 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 following reasons:

1. The proposal represents an inappropriate conversion and is considered overdevelopment of the site, resulting in an unacceptable intensification of use and poor quality living accommodation for future residents. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Houses in Multiple Occupation.

91 APPLICATION NO: 24/0125/10

Change of Use from Residential Dwelling (Use Class C3) to HMO (Use Class C4) 1 Mill Street, Trecynon, Aberdare, CF44 8NA

The Head of Major Development and Investment outlined the content of a 'late' letter received from the applicant in support of the application.

The Head of Major Development and Investment presented the application which was originally reported to Committee on 20th June 2024 and subsequently 15th August 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 refusing 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 following reasons:

1. The proposal represents an inappropriate conversion and is considered overdevelopment of the site, resulting in an unacceptable intensification of use and poor-quality living accommodation for future residents. It would also have a detrimental impact on the amenities of nearby residents. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Houses in Multiple Occupation.

2. The location of the site is unsuitable for an HMO as it is situated within a busy retail area in which there is a high demand for on-street parking. It is also

situated in close proximity of a busy and dangerous junction. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

92 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 05/08/2024-30/08/2024.

This meeting closed at 3.35 pm

**Councillor S Rees
Chair.**