



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 7 November 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 M Powell Councillor R Williams
Councillor L A Tomkinson

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

Councillor A Dennis Councillor J Bonetto
Councillor D Grehan Councillor W Owen
Councillor J Smith

County Borough Councillors in attendance: -

Councillor M Norris Councillor N H Morgan

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
Mr A Rees, Senior Engineer

129 DECLARATION OF INTEREST

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

130 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.

131 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.

132 MINUTES 26.09.24

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 26.09.24.

133 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.

134 APPLICATION NO: 24/0760

Change of use to Class D1 (Dentist) (Amended red line boundary received 06/09/2024) The Glenrhedyn, Station Road, Ferndale. Rhondda Cynon Taf, CF43 4NE

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

The Head of Planning outlined the contents of a 'late' letter received from the current leaseholder at the property outlining the background 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.

135 APPLICATION NO: 24/0217

Two-storey side and first floor rear extensions, and enclosed balcony to front (amended description 04/09/2024) 8 Brook Place, Pentre, CF41 7DT

Non-Committee, Local Member County Borough Councillor N Morgan spoke on the application and put forward his support in respect of the proposed Development.

The Head of Major Development and Investment presented the application which was originally reported to Committee on 10th October 2024 where Members were minded to approve 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 in accordance with the recommendation of the Director, Prosperity and Development for the reasons outlined in the original report.

136 APPLICATION NO: 24/0489

Demolition of 2no. commercial buildings and replacement with 2no. purpose built commercial buildings, associated car parking and ancillary works (Amended Block Plan/Foul Drainage Arrangements) Leeway Carpets And Flooring 550-555 Llantrisant Road Penycoedcae Pontypridd CF37 1PL

The Head of Major Development and Investment informed the Planning and Development Committee that since the report had been prepared the buildings had been demolished which changed the planning status of the site and it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to allow Planning Officers the opportunity to update the report.

137 APPLICATION NO: 24/0793

It was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to receive revised plans demonstrating movement within the building and clarity in the description of the application.

138 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 14/10/2024 - 25/10/2024.

This meeting closed at 3.37 pm

**Councillor S Rees
Chair.**