



## **RHONDDA CYNON TAF COUNCIL**

Minutes of the meeting of the RLDP Steering Group held on Thursday, 10 October 2024 at 1.00 pm at Committee Room 1, 2 Llys Cadwyn, Taff Street, Pontypridd, CF37 4TH/ZOOM.

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

**County Borough Councillors – The following RLDP Steering Group Members were present in the Council Chamber:-**

**County Borough Councillors – The following RLDP Steering Group Members were present in Committee Room 1:-**

Councillor W Lewis	Councillor S Rees
Councillor M Powell	Councillor L A Tomkinson (Chair)
Councillor R Williams	Councillor S Emanuel
	Councillor W Owen

**The following RLDP Steering Group Members were present online:-**

Councillor J Bonetto	Councillor J Smith
Councillor A Dennis	

### **Officers in attendance**

Mr S Gale, Director of Prosperity & Development  
Mr J Bailey, Head of Planning  
Ms C Hewitt, Planning Policy Team Leader  
Mr O Jones, Development Services Manager (Planning Policy)

### **Apologies for absence**

Councillor D Grehan	Councillor M Norris
Councillor S Trask	

## **1 DECLARATIONS OF INTEREST**

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

## **2 MINUTES**

**RESOLVED** to approve the minutes of the RLDP Members Steering Group on the 19<sup>th</sup> December 2023 as an accurate reflection of the meeting.

## **3 UPDATE ON THE REVISED LOCAL DEVELOPMENT PLAN 2022-2037**

The Development Services Manager (Planning Policy) provided a summary of the Council's Preferred Strategy of the LDP.

The Development Services Manager advised that it is the strategic first half of the of the RLDP. He set out the main issues to address and the key objectives for the RLDP to achieve and referred to the overall levels of development growth, the spatial strategy for the spread of this growth, the four potential key sites for development and the nine strategic topic-based policies.

#### **4 INTRODUCTION TO AND PRESENTATION ON THE 'INITIAL CONSULTATION REPORT' FOR THE PREFERRED STRATEGY**

The Planning Policy Manager and the Planning Policy Team Leader provided an overview of the key points contained within the Power Point presentation under the following headings:

- Preferred Strategy Consultation
- Initial Consultation report for the Preferred Strategy
- Summary of the key elements of the Consultation
- Summary of the main issues to have arisen from the Consultation
- Further Matters
- Questions

Following the presentation, Members undertook a constructive discussion on the key items raised within the Power Point presentation and in respect of the consultation process on the Preferred Strategy which ran for 8 weeks until the 17th April 2024. Any queries were responded to by the Officers present.

With regards to Potential Key Site 4 – Llanilltud Fardre/Efail Isaf, Members sought clarification as to the proposal to remove the Efail Isaf element of the site and retain the Ystrad Barwig site in terms of its feasibility.

A Member commented that with the removal of the Efail Isaf element of Potential Key Site 4, a significant number of high value properties will be lost albeit some may be replaced by the proposed candidate site at Llantrisant Golf Course.

A number of questions were raised in respect of the new candidate site at Llantrisant Golf Course, a proposal for around 450 houses and open space, some Members queried whether the land would be released as there have been previous discussions around this sustainable site, another Member raised concern around the impact and potential for increased traffic.

Members sought clarification on the consultation response "*not enough*

*information on the protection and promotion of the Welsh Language”* to understand the issues within the context of planning and in view of the demand for Welsh language education places being met across RCT. They asked that further steps are taken to ensure these comments are understood and mitigated.

A Member noted that many consultation responses raised concerns around the availability of appropriate infrastructure near large housing developments. Members sought assurance that in areas like Tonyrefail, Llanharan and Efail Isaf, the concerns of the communities could be allayed by improving infrastructure and facilities, such as doctors surgeries and dentists, in an effort to encourage them to be more open to further development.

Members were sympathetic to the need to balance the housing demands and building on a small number of large key sites.

Members agreed that there needs to be more collaboration and engagement between RCT and the Cwm Taf University Health Board on future stages of preparation of the Revised LDP and the importance of establishing a strategy with the CTUHB going forward.

Some Members commented that with a large proportion of the proposed new housing in the south of RCT it may encourage inward migration from areas such as Cardiff and Bristol, with people being attracted by more affordable housing and good road links.

A number of Members sought reassurance that residents' concerns around additional population growth from further housing developments are mitigated, where possible, (they acknowledged the reality that the growth over the next decade represents less than 1.5% and growth is only a fractional amount and not directly as a result of further housing developments).

Members agreed that there are not enough brownfield sites to deliver housing, such as Cwm Coke works and cited this as a good site for development (although understood the viability gap issues need to be considered, and therefore it may not be feasible at present; therefore, the site would remain in the settlement boundary for future proposals).

Members were pleased to hear that the former Phurnacite Plant in Abercwmboi would remain in the settlement boundary as it represents a potential opportunity for some development given its proximity to the Metro, highways, facilities and cross valley links.

Members cited RCT's targets for bringing empty properties back into use as an important issue for inclusion in the LDP (and acknowledged that this should be considered in conjunction with other tools such as Council Tax premiums and enforcement action).

A Member sought assurance that with the requirement of approximately 8,000 new homes, consideration had been given to the potential increase in the number of pupils (based on 30 children per 100 houses, totalling 2,500 children).

A Member stressed the importance of having good public transport links close to

new housing developments and suggested reinstating a rail link to Beddau and Ty Nant to reduce the reliance on cars.

A Member was pleased that no further development was planned for areas such as Llantrisant, Pontyclun and Talbot Green which had already experienced a number of large scale developments.

Members were pleased to hear that their views would continue to be sought to address the main issues and are done so appropriately in preparing the Deposit RLDP e.g. detailed policies, allocations and topic requirements.

Members were advised that the power point presentation would be circulated to all members following the meeting. It was also confirmed that the feedback provided by the RLDP Members Steering Group would be included with the reports for consideration by Cabinet at its meeting on Monday, 21<sup>st</sup> October 2024.

**This meeting closed at 2.10 pm**

**Councillor L Tomkinson  
Chair.**