



**RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**  
Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 6  
August 2020 at 3.00 pm.

**County Borough Councillors - Planning and Development Committee Members in attendance:-**

Councillor S Rees (Chair)

Councillor G Caple	Councillor J Bonetto
Councillor P Jarman	Councillor D Grehan
Councillor G Hughes	Councillor J Williams
Councillor W Owen	Councillor R Yeo
Councillor D Williams	Councillor S Powderhill

**Officers in attendance:-**

Mr C Jones, Head of Major Development and Investment  
Mr S Zeinali, Highways Development Control Manager  
Mr S Humphreys, Head of Legal Services

**County Borough Councillors in attendance:-**

Councillor R Bevan, Councillor G Davies, Councillor W Jones, Councillor M Powell and  
Councillor S. Rees-Owen

**256 DECLARATION OF INTEREST**

In accordance with the Code of Conduct, County Borough Councillor S Rees declared a personal interest in respect of Application No: 20/0091 - Construction of 3 no. Garages. (Amended Plans received 28/05/20)  
LAND ADJACENT TO JAMES STREET, CWMDARE, ABERDARE  
“The applicant is known to me through my role as a councillor.”

**257 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.

**258 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.

**259 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 2<sup>nd</sup> July 2020.

**260 CHANGE TO THE ORDER OF THE AGENDA**

The Committee agreed that the agenda would be considered out of sequence and as detailed in the minutes set out hereunder.

**261 APPLICATION NO: 20/0491**

**Change of use from dwelling to a post office and re-location of ATM (amended description received 08/06/20).  
27 CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EB**

In accordance with adopted procedures, the Committee received Mr Marc Morgan (Applicant) who was afforded five minutes to address Members on the abovementioned proposal.

Non-Committee/ Local Member – County Borough Councillor S Rees-Owen spoke on the application and put forward her support in respect of the proposed Development.

The Head of Major Development and Investment informed Members of the details of a petition received in support of the application and read the contents of 3 written submissions from the following:

- Non-Committee/ Local Member – M Weaver
- Mr B McGrath (Objector)
- Mr R Morgan (Supporter)

The Head Of Major Development & Investment presented the report to Committee and following consideration by Committee Members it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**(Note:** In accordance with the Code of Conduct, the following County Borough Councillors declared a personal interest in this matter:

- G Hughes “A member of public who submitted a written representation is known to me”
- R Yeo A member of public who submitted a written representation is known to me“)

**262 APPLICATION NO: 20/0404**

**Virgin Media Telecommunications Cabinet.  
1 THE PARADE, PONTYPRIDD, CF37 4PU**

Non-Committee/ Local Member – County Borough Councillor M Powell spoke on the application and put forward his concerns in respect of the proposed Development.

The Head Of Major Development & Investment presented the application to Committee and the Highways Development Control Manager provided Members with information regarding the position of the proposed cabinet in relation to the footpath.

Following consideration by Members it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the impact of the proposed development on highways safety.

**263 APPLICATION NO: 20/0479**

**New access and car park to rear (12 parking spaces)  
LLANMOOR DEVELOPMENT CO LTD, 63-65 TALBOT ROAD, TALBOT  
GREEN, PONTYCLUN, CF72 8AE**

The Head of Major Planning & Investment read out the contents of 3 written submissions from the following:

- Mr D Kelly (Objector)
- Ms C Hall (Objector)
- Mr & Mrs McCann (Objector)

The Head of Major Planning & Investment presented the application to Committee and informed Members that should they be minded to approve the application the following amendments to conditions listed in the report be agreed:

- Removal of condition 6
- Amendment to condition 2 to include planning reference 1013-03.

Following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director Planning subject to the amendment of conditions outlined above.

**264 APPLICATION NO: 20/0091**

**Construction of 3 No. Garages. (Amended plans received 28/05/20) LAND  
ADJACENT TO JAMES STREET, CWMDARE, ABERDARE**

The Head of Major Development & Investment presented the application which was originally reported to Committee on 2<sup>nd</sup> July 2020 with a recommendation for approval but Members were minded to refuse the application, contrary to the officer recommendation of the Service Director, Planning.

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 Service Director, Planning for the reason set out in the updated report.

**265 APPLICATION NO: 20/0146**

**Customer Car Port and first floor reception area (Amended plans received 29/05/2020)**

**TY YSGOL BLAENCWM, HENDREWEN ROAD, BLAENCWM, TREHERBERT, CF42 5DR.**

Non-Committee/ Local Members – County Borough Councillors G Davies and W Jones spoke on the application and put forward their support in respect of the proposed Development.

The Development Control Manager presented the application which was originally reported to Committee on 16<sup>th</sup> July 2020 with a recommendation for refusal but Members were minded to approve the application, contrary to the recommendation of the Service Director, Planning.

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 approve the application contrary to the recommendation of the Service Director, Planning subject to the four conditions set out in the updated report as they considered the proposed extension would not result in a detrimental impact to the character and appearance of the host building or surrounding area; or to the amenity and privacy of the neighbouring properties.

**(Note:** At this point in proceedings in accordance with the Code of Conduct, County Borough Councillor G Caple declared a personal interest in respect of Application No: 20/0491 Change of use from dwelling to a post office and re-location of ATM (amended description received 08/06/2020.

27 CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EB

“A member of public who submitted a written representation is known to me”)

**266 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 06/07/2020 – 17/07/2020.

**This meeting closed at 3.45 pm**

**CLLR S REES  
CHAIR.**