



**RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**  
Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 5  
November 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 Humphreys, Head of Legal Services  
Mr A Rees, Senior Engineer

**County Borough Councillors in attendance:-**

Councillor R Bevan and Councillor D Owen-Jones

**16 DECLARATION OF INTEREST**

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

**17 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.

**18 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.

## 19 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 3<sup>rd</sup> September 2020.

## 20 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.

## 21 APPLICATION NO: 20/0701

**Retrospective planning for driveway, porch, rear fencing, rear veranda and other external works. (Additional plans received 25/08/20) (Amended Plans received 28/09/20). 21 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP**

In accordance with adopted procedures, the Committee received the following public speakers who were afforded five minutes to address Members on the above-mentioned proposal:

- Mr S Richardson (Applicant)
- Ms S Wadden (Objector)

The applicant exercised the right to respond to the comments made by the objectors.

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.

**(Note:** County Borough Councillor G Hughes abstained from the vote as he was not present for the whole discussion)

## 22 APPLICATION NO: 19/1066

**Section 73 - Variation of conditions 1, 2, & 3 of planning permission 10/0792/13 to allow further time for the submission of reserved matters - (original permission granted on appeal 18th October 2016). FORMER YNYSCYNON FARM, CWMBACH, ABERDARE, CF44 0JL**

The Head of Major Development and Investment outlined the details of the application to Committee and reported orally on an error contained in the description of the development in the report. He advised members that the correct wording should be as follows:

*Variation of conditions 2, & 3 of planning permission 10/0792/13 to allow further time for the submission of reserved matters - (original permission granted on appeal 18th October 2016).*

He also informed Committee Members of a late consultation response received from Natural Resources Wales in relation to the application which has resulted in the recommendation of an additional condition (as detailed below) should Members be minded to approve the application.

The Head of Major Development and Investment continued the presentation of the report to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to

- a Section 106 Agreement provide and affordable housing contribution of 4 no. two bedroom units for low cost home ownership, 4 no. two bedroom units for social rent and 1 no. four bedroom unit for social rent and and employment skills training plan; and
- the conditions outlined within the report and the following additional condition, as requested by Natural Resources Wales:

*Prior to the submission of details for the approval of reserved matters, details of further dormouse surveys (including nesting tube surveys), their findings and recommendations shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed in accordance with the survey findings and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.*

*Reason: In the interest nature conservation in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.*

**23 APPLICATION NO: 19/1278**

**Outline application with all matters reserved for 5 residential dwellings (demolition of existing buildings) (Amended plan to include bat roost mitigation measures rec. 12/08/2020) THE OLD SCHOOL, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0UT**

The Head Of Major Development & Investment read the contents of a written submission from Tektonic Ltd (Applicant).

The Head Of Major Development & 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 subject to the completion of a section 106 agreement requiring the long-term maintenance and management of the proposed bat house, which would be located within the rear garden area of plot 5.

**24 APPLICATION NO: 20/0349**

**Change of use from hotel into 9 flats (Preliminary Bat Roost and Nesting Bird Assessment rec. 28/09/2020) APOLLO BUILDING, ABER-RHONDDA ROAD, PORTH, CF39 0LD**

The Head Of Major Development & 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.

**25 APPLICATION NO: 20/0553**

**Solar farm including substation, fencing and below ground cabling. (revised drainage strategy received 17th July 2020) LAND OFF PANTYBRAD ROAD, LLANTRISANT ROAD, YNYSMAERDY, LLANTRISANT,**

## **CF72 8YY**

The Head Of Major Development & 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.

### **26 APPLICATION NO: 20/0671**

#### **Proposed barn. (Coal Mining Risk Assessment rec. 08/09/2020) LAND NORTH OF MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU**

The Head Of Major Development & Investment presented the application to Committee and reported orally on a recommended amendment to condition 8 contained within the report to remove the requirement for the removal of the domestic shed.

**(Note:** At this point in proceedings and in accordance with the Code of Conduct, County Borough Councillor P Jarman declared a personal interest in this matter - 'The applicant is known to me as a constituent however I have not discussed the application with them.')

Following further discussion by Committee it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to condition 8 being amended to read as follows:

*The touring caravan shall be removed from the site upon the first beneficial use of the barn hereby approved. Reason: In the interests of the visual amenity of the surrounding area, in accordance with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.*

### **27 APPLICATION NO: 20/0827**

#### **Change of use from A3 coffee house to A3 fish and chip shop (takeaway). 6 MILL STREET, TONYREFAIL, PORTH, CF39 8AA**

Non-Committee/ Local Member – County Borough Councillor D Owen-Jones spoke on the application and put forward his objections in respect of the proposed application.

The Head of Major Development and Investment presented the application to Committee and following lengthy discussion it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

### **28 APPLICATION NO: 20/0877**

#### **2 no. proposed 2 storey innovation units with minor amendments to the adjacent highway. ELY VALLEY BUSINESS PARK, STATION TERRACE, PONTYCLUN**

In accordance with adopted procedures, the Head of Major Development and Investment read out the contents of 3 written submissions from the following:

- Mr G Williams (Applicant)
- Councillor M Griffiths (Objector)
- Mr P Griffiths on behalf of Pontyclun Community Council (Objector)

The Head of Major development and Investment presented the application to Committee and following lengthy consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

(**Note:** A motion to refuse the application for the reason that the development was inappropriate development on a green wedge and flood plain was unsuccessful)

**29 APPLICATION NO: 20/0843/10**

**APPLICATION NO: 20/0843/10 Proposed dwelling. Land between Wattstown Rugby Club and 25 Danygraig Terrace, Ynyshir**

The Head of Major Development and Investment presented the application which was originally reported to Committee on 15<sup>th</sup> October 2020, where Members were minded to approve the application, contrary to the officer recommendation of the Service Director, Planning (Minute 7 refers).

Members gave consideration to the further report, although following lengthy discussions Members felt their original concerns regarding the stability of the site and the tip had not been adequately addressed in the report back and further questions were raised. It was therefore **RESOLVED** to defer the application for a further report to advise Members on the stability of the site and the tip to the rear and the implications of the watercourse, shown on the photographs presented to Members, on the development and tip stability. Members requested that an officer of the Council attend the site in person to advise on the ground conditions and risk.

**30 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 05/10/2020 – 23/10/2020.

**This meeting closed at 5.05 pm**

**CLLR S REES  
CHAIR.**