



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE
Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 3
December 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 R Yeo Councillor D Williams
Councillor S Powderhill

Officers in attendance:-

Mr J Bailey, Head of Planning
Mr S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer

County Borough Councillors in attendance:-

Councillor J James

40 APOLOGIES FOR ABSENCE

An apology for absence was received from County Borough Councillor W. Owen.

41 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, County Borough Councillor S Rees declared a personal interest in respect of Application No: 20/0464/10 Proposed residential development and associated works. Land at Coleg y Cymoedd, Cwmdare Road, Cwmdare.
"The developer is known to me as they have previously donated to Friends of Aberdare Park of which I am a trustee."

42 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.

43 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.

44 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 15th October 2020.

45 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.

46 APPLICATION NO: 20/1091/10

Part two storey, part single storey rear extension. 8 DYFODWG STREET, TREORCHY, CF42 6NN.

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 James Parry (Applicant)
- Ms Beverley Richards (Objector)

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

The Head of Planning read out to Committee the contents of a written submission by a neighbour Mr Jones in objection 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 subject.

47 APPLICATION NO: 20/0464/10

Proposed residential development and associated works. Land at Coleg y Cymoedd, Cwmdare Road, Cwmdare.

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

The Head of Planning presented the application to Committee and following consideration Members were minded to approve the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the development would be a

natural extension of the current development. Members also were of the view that there is an abundance of open space in area and noted that the proposed development would provide employment opportunities and provide good quality housing. Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Director, Prosperity & Development, if necessary in consultation with the Director, Legal Services, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

48 APPLICATION NO: 20/0315/10

**Conversion and extension of two redundant outbuildings to form two dwelling houses with detached garages. (Amended site plan received 10/07/20) (Preliminary Bat Survey received 03/08/20) (Bat Emergence and Re-Entrance Survey received 02/10/20)
Ffrwd Philip Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd, CF38 1AR.**

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

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.

(**Note:** At this point in proceedings County Borough Councillors J James and D Williams left the meeting.)

49 APPLICATION NO: 20/0921/10

**Erection of three Class B1/B2/B8 units and associated parking and servicing (units 16, 17 &18).
Units 16, 17 and 18, Hepworth Business Park, Pontyclun, CF72 9DX.**

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.

50 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 09/11/2020 – 20/11/2020.

This meeting closed at 3.55 pm

**CLLR S REES
CHAIR.**