



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE
Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 7
January 2021 at 3.00 pm.

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

Councillor S Rees (Chair)

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

65 APOLOGIES FOR ABSENCE

An apology for absence was received from County Borough Councillor J. Bonetto.

66 DECLARATION OF INTEREST

In accordance with the Code of Conduct, County Borough Councillor S Rees declared a personal interest in respect of Application No: 20/1213 - Retention and completion of garage block (re-submission of application 20/0091/10) Land adjacent to James Street, Cwmdare, Aberdare.
"The applicant and two objectors are known to me through my role as local Member."

67 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.

68 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.

69 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 19th November 2020.

70 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.

71 APPLICATION NO: 20/0959

**6 x 1 bedroom flats (description changed and revised plans received 4th November 2020)
Former British Legion Club, Howell Street, Cilfynydd, Pontypridd.**

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 R Frost (Agent)
- Mr M Jones (Objector)
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The Agent Mr R Frost exercised the right to respond to the comments made by the objector.

The Head of Planning read out the contents of a 'late' letter received from Mr Skinner in objection of the application.

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and Development.

(Note: County Borough Councillors G Hughes and R Yeo abstained from voting as they were not present during the full item.)

72 APPLICATION NO: 20/0646

**Two split level 4 bed dwellings with garages and shared drive. Provision of foot path. (Outline) (Affecting Public Right of Way ANT/340/1) (Description amended. Amended plans and information received 5th October, 6th November and 9th November 2020)
Land at Otters Brook, Ivor Park, Brynsadler, Pontyclun**

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

The Head of Planning presented the application to Committee and confirmed

that this application differed from the earlier (20/0248) application that was refused in that 'means of access' was to be considered as part of this application and not as a reserved matter. As such a correction was required to condition 1 to remove 'means of access thereto' as a reserved matter and the plan references (1105 Rev B – Proposed Highway Improvements (received 14/12/20 and 110 Footway and Carriageway Construction – Residential Streets (received 14/12/20)) were to be incorporated into conditions 2 and 3. Following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to the changes outlined.

73 APPLICATION NO: 20/1213

**Retention and completion of garage block (re-submission of application 20/0091/10)
Land adjacent to James Street, Cwmdare, Aberdare.**

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

- Mr S Waldron (Agent)
- Dr Dublon (Objector)
- Mr G Butt (Objector)

The Head of Planning continued by presenting the application to Committee and following consideration of the matter Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members did not consider that that the proposals overcame the previous reason for refusal of the application, that the development would result in unsafe vehicle movements to the detriment of highway safety within the vicinity of the site and were of the view that the proposed development would pose significant highways safety issues.

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.

74 APPLICATION NO: 20/0468

**Rear infill extension to create 1 bedroom self-contained managers flat. (Amended Description, Plans and application form received 19/11/20),
Flat above The Ferndale, Duffryn Street, Ferndale**

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.

75 APPLICATION NO: 20/1265

Conversion of an existing commercial building into 7 apartments and

**smaller street facing commercial unit (Use Class A2)
Lloyds TSB, 80 Commercial Street, Mountain Ash**

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.

76 APPLICATION NO: 20/0680/10

**To view drone footage, aerial pictures and dash cam footage in relation to an application for 6 glamping pods with infrastructure and improvements and repairs to existing barn (additional information rec. 17/08/2020)(amended plan received 25/08/2020)
BLAENNANTYGROES FARM, BLAENNANTYGROES ROAD, CWMBACH, ABERDARE, CF44 0EA**

In accordance with Minute No:300 of the Planning and Development Committee held on the 17th September 2020 the Committee undertook a virtual site visit viewing 'dash cam' footage and drone pictures of the site to examine Members concerns regarding highways access to the site.

Following the footage, the Head of Planning presented the application to Committee and after discussion it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

77 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 07/12/2020 – 18/12/2020

This meeting closed at 4.40 pm

**CLLR S REES
CHAIR.**