



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 25 February 2021 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 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 J Bailey, Head of Planning
Mr S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer

County Borough Councillors in attendance:-

Councillor R Bevan, Councillor M Adams, Councillor P Howe, Councillor J James and Councillor G Thomas

102 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, the following declarations of interest were made:

- (1) County Borough Councillor J Bonetto declared a personal interest in respect of Application No: 20/1245 Detached extension block (to include four classrooms, school hall and associated external social spaces). FFYNNON TAF PRIMARY SCHOOL, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PR
"I am a Governor at this school."

- (1) County Borough Councillor P Howe declared a personal interest which was also prejudicial in respect of Application No: 19/0421 Erection of 6 no. detached dwellings (amended plans received 22/07/19). LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE and advised that he would exercise his right under 12(2) of the Code of Conduct to make representations relating to the application and would then leave the meeting.
"I am speaking on behalf of my ex-mother in law."

103 APOLOGIES FOR ABSENCE

An apology for absence was received from County Borough Councillor D Grehan.

104 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.

105 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.

106 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 7th January 2021.

107 FUTURE WALES AND PLANNING POLICY 11 ANNOUNCEMENT

The Head of Planning informed Members of the recent publication of the National Development Framework and 20 year special plan for Wales titled- 'Future Wales – The National Plan 2040' (FW2040). He advised Members that Planning decisions would need to take this into account when decisions are made. In addition and in conjunction with the publication of FW2040 a revised edition (Edition 11) of Planning Policy Wales (PPW) has also recently been published. Members were informed that due to the close proximity of publication of these documents in relation to the Committee date, the reports on this agenda were unable to contain reference to the document. The Head of Planning informed Members that during presentation of applications Members will be advised whether there are implications or policy issues Members should be aware of before considering the applications.

108 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.

109 APPLICATION NO: 20/0963

Application for reserved matters approval (appearance, landscaping, layout and scale) for residential development including associated works, roads and infrastructure. FORMER CLARIANT SITE, LLANTRISANT ROAD, CHURCH VILLAGE, CF38 2SN.

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 Pete Sulley (Agent)
- Ms Joanne Baldock (Objector)

Mr Sulley exercised his right to respond to the objector.

Non-Committee/ Local Member – County Borough Councillor J James spoke on the application and informed Members that whilst he was supportive he had a number of concerns in respect of the proposed Development which he put forward to Members.

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

- Mr Roy Lloyd (Objector)
- Director of Creigau Tyres Recycling (Objector)
- Ms Claire Hyam (Objector)

The Head of Planning updated Members on the implications of FW20140 and PPW 11 presented the application to Committee and following consideration it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to enable negotiation to take place with the applicant in respect of the existing section.106 notice, in respect of the provision of additional affordable housing on the development as Members were of the view that considerations and circumstances had changed since the outline application had been approved and in addition to discuss the proposed layout of the houses in relation to the adjoining commercial units.

(**Note:** County Borough Councillor G Hughes abstained from voting on this application as he was not present during the full debate.)

110 APPLICATION NO: 20/1171

Construction of 4no. terraced houses with associated curtilage car parking off rear access. LAND ADJACENT TO 186 EAST ROAD, TYLORSTOWN, CF43 3BY (FORMER BAPTIST CHAPEL SITE).

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

Non-Committee/ Local Members – County Borough Councillors R Bevan and M Adams spoke on the application and put forward their concerns in respect of the proposed Development.

The Head of Major Development and Investment presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider highways safety and access to the proposed parking location on the site.

111 APPLICATION NO: 19/0655

Engineering works, upfilling of land, formation of a new access (part retrospective) (Revised plans and supporting documents received 9th September 2020 and 18th December 2020). EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

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

The Head of Planning presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the removal of condition 1 as the application had commenced and it was not necessary and the re-numbering of conditions 2-4 as 1-3.

(Note: County Borough Councillor S Powderhill abstained from voting on this application as he was not present during the full debate.)

(Note: County Borough Councillor D Williams left the meeting during the presentation of the application and was not present during the vote.)

112 APPLICATION NO: 19/0421

Erection of 6 no. detached dwellings (amended plans received 22/07/19). LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE.

(Note: Having earlier declared an interest in the application (Minute No. 102), Non Committee/ Local Member, County Borough Councillor P. Howe exercised his right to address the Committee under 14(2) of the Code of Conduct on the application and put forward his objections in respect of the proposed development and left the meeting for its deliberation).

The Head of Planning read out the contents of a 'late' letter submitted by Ms Julie Howe in objection to the application.

The Head of Planning presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following lengthy consideration Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members had concerns over highways safety surrounding the access to the site. 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.

113 APPLICATION NO: 20/0984

Proposed new building to house a 500kw biomass boiler, woodchip storage area together with an office extension and associated works. SIXTEENTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN.

Non-Committee/ Local Member – County Borough Councillor G Thomas spoke on the application and outlined his concerns in respect of the proposed Development.

The Head of Major Development and Investment read out the contents of a written submission from Mrs Clare Rees in objection to the application.

The Head of Major Development and Investment presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following lengthy consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

114 APPLICATION NO: 20/1179

Rear single storey extension, construction of a driveway and raising of roof level by 700mm (retrospective) (additional plans received 20/11/2020) (retaining wall calculations and detail received 03/01/2021). FAIRFIELD, JOHN'S LANE, HIRWAUN, ABERDARE, CF44 9TQ

The Head of Major Development and Investment read out the contents of a 'late' letter submitted by Mr & Mrs Enoch outlining concerns regarding highways issues.

The Head of Major Development and Investment presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the amendment of the conditions as follows:

- Removal of Condition 1 as the development had already commenced and it was not necessary;
- Renumber remaining conditions (2-6) as 1-5;
- Conditions 2, 4 and 5 to include the requirement for the applicant to submit details for approval within 2 months of date of permission and complete works in accordance with agreed details within 6 months of date of permission.

115 APPLICATION NO: 20/1245

Detached extension block (to include four classrooms, school hall and associated external social spaces). FFYNNON TAF PRIMARY SCHOOL, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PR

The Head of Planning presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration Members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

116 APPLICATION NO: 20/1253

Internal remodelling of the existing swimming pool and changing rooms area to create a new childcare facility comprising a playroom, office, children and staff toilets, kitchen and cloakroom. DOLAU PRIMARY SCHOOL, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP.

The Head of Planning presented the application to Committee updated Members on the implications of FW20140 and PPW 11 and following consideration Members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to a favourable referral of the application to Cadw.

117 APPLICATION NO: 20/1298

Internal remodelling of the existing swimming pool and changing rooms area to create a new child care facility. Externally new powder coated metal ramps will be installed to existing entrances to improve access and the cill height of two windows will be reinstated to their original level. DOLAU JUNIOR AND INFANTS SCHOOL, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

The Head of Planning presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration Members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

118 APPLICATION NO: 20/1403

Demolition of caretakers house, construction of teaching and sports facilities. YSGOL GYFUN RHYDYWAUN, MANGOED, PENYWAUN, HIRWAUN, ABERDARE, CF44 9ES

The Head of Major Development and Investment read out the contents of two 'late' letters received from Glamorgan-Gwent Archaeological Trust and Brecon Beacons National Park Authority outlining no major objections to the proposed development.

The Head of Planning presented the application to Committee Head of Planning and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the conditions outlined within the report and to the following additional condition:

- Prior to the construction of the building hereby approved, an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented on site by the first beneficial occupation of the building, in accordance with the approved details and be retained in perpetuity.

Reason: To conserve and enhance the character and special qualities of the Brecon Beacons National Park.

119 APPLICATION NO: 21/0005

Construction of traditional single storey three classroom extension, including toilet areas, plant room, storage areas, circulation and associated external works including new MUGA and four additional parking spaces onto existing school building. CWM LAI PRIMARY SCHOOL, PENYGARREG ROAD, TONYREFAIL, PORTH, CF39 8AS

The Head of Major Development and Investment presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

120 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 25/01/2021 – 12/02/2021.

This meeting closed at 5.40 pm

**CLLR S REES
CHAIR.**