



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**PLANNING & DEVELOPMENT COMMITTEE**

**18<sup>th</sup> May 2021**

**SITE MEETING**

**APPLICATION NO. 20/1345/15**

**Variation of condition 7 (sales of goods) of planning permission 98/4284/15.  
TIRFOUNDER FIELDS, CWMBACH, ABERDARE**

**And**

**APPLICATION NO. 20/1346/15**

**Variation of condition 1 approved plans of planning permission 18/0366/39.  
TIRFOUNDER FIELDS, CWMBACH, ABERDARE**

**REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES &  
COMMUNICATION**

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**1. PURPOSE OF THE REPORT**

- 1.1 To consider the outcome of the site inspection in respect of the above-mentioned proposals and to determine the application, as outlined in the report of the Director, Prosperity & Development, attached at Appendix 1 and 2.

**2. RECOMMENDATION**

It is recommended that Members:

- 2.1 Approve the applications in accordance with the recommendation of the Director, Prosperity & Development.

**3. BACKGROUND**

- 3.1 In accordance with Minute No's. 168 and 169 (Planning and Development Committee – 29<sup>th</sup> April 2021) a site inspection was undertaken on Tuesday

- 18th May 2021 to consider the risk and impact of flooding at the proposed site
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Grehan, P. Jarman and J. Williams.
  - 3.3 The Local Member, County Borough Councillor J. Elliott was also present at the meeting.
  - 3.4 Apologies for absence were received from Committee Members - County Borough Councillors J. Bonetto, G. Hughes, W. Owen, S. Powderhill, D. Williams and R. Yeo
  - 3.5 Members met at the entrance to the site. The Planning Officer advised that The applications seeks to vary the approved plans condition 1 for the reserved matters approval 98/4647 which was approved pursuant to outline planning permission 98/4284 and vary the terms of condition 7 applied to planning permission 98/4284 relating to the range of goods that can be sold from the Tirfounder fields site.
  - 3.6 Members were reminded of the live permission already granted at the site and showed Members visual representations of the proposed amended layout to the site. The Planning Officer advised Members that there have been no objections received from statutory consultees.
  - 3.7 Members spoke of the concerns regarding the risk of flooding at the site and were advised that the response received from Natural Resources Wales raised no objection or sought further information.
  - 3.8 Members queried the current flood alleviation scheme that is being carried out on land near to the site and requested clarification of the potential future impacts flooding could have at the site on nearby residential properties. Members were informed that a response would be sought from the Flood Risk Management Officer who would be present at the full committee meeting.
  - 3.9 Local Member, County Borough Councillor J.Elliott spoke on the applications and also raised his concerns in respect of the risk of flooding and the resulting impact on residential properties near-by. Concerns were also raised in respect of drainage schemes required as part of the application.
  - 3.10 The Chair thanked the officers for the report and closed the meeting.