



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 20 May 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 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, Councillor K Morgan and Councillor G Stacey

172 DECLARATION OF INTEREST

In accordance with the Code of Conduct, County Borough Councillor S Rees declared a personal and prejudicial interest in respect of Application No: 21/0378- Part two-storey, part single-storey extension of existing school to facilitate additional classrooms and extension to hall, together with a fully accessible Welsh-medium childcare facility. Includes a car park extension and additional hard surface play area. Ysgol Gynradd Gymraeg Aberdar, Laburnum Drive, Cwmdare, Aberdare, CF44 8RT.

"I am a Governor at the school and Community Link Governor therefore I have discussed the application with those directly affected".

173 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.

174 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.

175 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 25th March 2021.

176 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.

177 APPLICATION NO: 21/0378

Part two-storey, part single-storey extension of existing school to facilitate additional classrooms and extension to hall, together with a fully accessible Welsh-medium childcare facility. Includes a car park extension and additional hard surface play area.

Ysgol Gynradd Gymraeg Aberdar, Laburnum Drive, Cwmdare, Aberdare, CF44 8RT

Note: Having earlier declared a personal interest which was also a prejudicial interest in the above-mentioned application County Borough Councillor S Rees vacated the Chair and County Borough Councillor G Caple took over the Chair of the meeting for this item of the agenda).

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 Phil Baxter (Agent)
- Mr Peter Cobley (Objector)
- Ms Lorna Cobley (Objector)
- Mr Terry Davies (Objector)

The Agent Mr Phil Baxter exercised the right to respond to the comments made by the objectors.

Having earlier declared an interest in the application (Minute No. 172), Committee/ Local Member, County Borough Councillor S. Rees exercised her right to address the Committee under 14(2) of the Code of Conduct on the application and put forward her concerns in respect of the proposed development and left the meeting for its deliberation.

The Head of Major Development and Investment read out the contents of a written submission from Mr & Mrs Davies outlining their objections to the proposed development.

He also outlined the contents of 2 'late' letters received from Natural Resources Wales and Glamorgan Gwent Archaeological Trust.

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 S Powderhill abstained from the vote as he was not present during the full debate)

(Note: A motion was seconded to hold a site visit to consider pollution, layout and drainage but fell)

178 APPLICATION NO: 20/1145/10

Retention and completion of single storey rear extension, retention of first floor raised rear balcony, change of use of stock room to click and collect store and single storey extension. (Amended Plans Received 05/04/21) Carpenters Arms Public House, Heol Ffrwd Philip, Efail Isaf, Pontypridd, CF38 1AR

(Note: County Borough Councillor S Rees returned to the meeting and resumed her position as Chair of the meeting).

(Note: County Borough Councillor D Grehan left the meeting at this point and did not return.)

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 Chris Davies (Applicant)
- Mr David Rees (Objector)
- Ms Tracey Rees (Objector)

The Applicant Mr Chris Davies exercised the right to respond to the comments made by the objectors.

The Head of Major Development and Investment read out the contents of a written submission from Mr Rees Williams outlining his concerns.

(Note: At this point in proceedings County Borough Councillor S Powderhill declared a personal and prejudicial interest in this application.

“One of the speakers is known to myself and as a member of the Licensing Committee where licensing has been referenced as a measure of possible enforcement in this application I will withdraw from the application and take no further part”

County Borough Councillor D Williams also declared a personal and prejudicial interest in this application:

"I am Vice Chair of the Licensing Committee where licensing has been referenced as a measure of possible enforcement in this application I will withdraw from the application and take no further part."

County Borough Councillors S Powderhill and D Williams left the meeting at this point.)

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 subject to the conditions outlined within the report and to the following additional condition to ensure the balcony is for residential purposes only.

(**Note:** County Borough Councillor W Owen abstained from the vote)

179 APPLICATION NO: 21/0038

Certificate of Lawful Use (Proposed) for residential children's home within Use Class C3.

16 LLANERCH GOED, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TB

(**Note:** Having previously left the meeting, County Borough Councillors S Powderhill and D Williams returned to the meeting.)

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

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

The Head of Major Development and Investment read out the contents of written submissions from the following:

- Mr J Pain (Applicant)
- Ms Gronow (Objector)
- Mr Roche (Objector)
- Mr Evans (Objector)
- Mr & Mrs Swaysland (Objectors)
- Mr & Mrs Jones (Objectors)

The Head of Major Development presented the application to Committee and following consideration it was **RESOLVED** to issue a Lawful Development (Proposed Use) Certificate.

180 APPLICATION NO: 21/0075/10

Garage and hardstand to rear of property.

59B Pantygraigwen Road, Panygraigwen, Pontypridd, CF37 2RS

The Head of Major Development 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.

181 APPLICATION NO: 21/0207/10

New fifteen space car park, including one disabled bay and drop off area. Long Meadow Close, Hirwaun

The Head of Major Development read out the contents of a written submission from Ms R Powell and Hirwaun and Penderyn Community Councillor R Jones.

Non-Committee/ Local Member – County Borough Councillor K Morgan spoke on the application and put forward her concerns in respect of the proposed 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 to the conditions outlined within the report and to an additional condition requiring additional accessible parking spaces to be provided within the car park.

182 APPLICATION NO: 21/0269/16

Reserved matters application seeks approval of all remaining reserved matters (layout, scale, appearance and landscaping) relating to planning application 18/0302/08.

LAND TO THE WEST OF BRYN PICA WASTE DISPOSAL SITE, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0BX

The Head of Major Development and Investment outlined the contents of a 'late' letter received from Natural Resources Wales.

He continued to present 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 an additional condition listing the approved plans and documents.

183 COUNCIL PROCEDURE RULE 8

It was **RESOLVED** to continue the meeting in accordance with Council Procedure Rule 8, to allow consideration of the remaining agenda items.

184 APPLICATION NO: 20/1171

Construction of 4 No. Terraced Houses with associated curtilage car parking off rear access.

Land adjacent to 186 East Road, Tylorstown, CF43 3BY (Former Baptist Chapel Site)

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

The Head of Major Development and Investment read out the contents of a

written submission from County Borough Councillor M Adams outlining his concerns in respect of the application.

He also read a written submission on behalf of Mr S Waldren (Agent).

In accordance with Minute No:110 of the Planning and Development Committee held on the 25th February 2021, the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection which was held on the 5th May 2021 in respect of the application which was recommended for approval by the Service Director Planning.

Following consideration Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that there was the potential for increased parking on East Street and a lack of safety for vehicles parking at the rear of the proposed site, concern of overdevelopment of the site resulting in too many vehicles potentially utilising the confirmed rear parking, the suitability of the unadopted lane being used and the limited vehicle movement currently in the lane 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.

185 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 19/04/2021 – 07/05/2021.

This meeting closed at 6.15 pm

**CLLR S REES
CHAIR.**