



## **RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 22 July 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 W Lewis
Councillor J Williams	Councillor D Williams
Councillor S Powderhill	

### **Officers in attendance:-**

Mr J Bailey, Head of Planning  
Ms L Coughlan, Solicitor  
Mr A Rees, Senior Engineer

### **County Borough Councillors in attendance:-**

Councillor J Elliott

## **17 APOLOGIES FOR ABSENCE**

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

## **18 DECLARATION OF INTEREST**

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

- County Borough Councillor W Lewis declared a personal interest in respect of Item 8 – Report for Information.  
“My employer is mentioned as part of the report.”
- County Borough Councillor P Jarman declared a personal interest in respect of Application No. 20/1182/16 Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021). Former Cwmbach Library Site, Morgan Row, Cwmbach, Aberdare.  
“One of the public speakers is known to me as a local resident.”

## **19 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.

## **20 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.

## **21 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 29<sup>th</sup> April 2021.

## **22 APPLICATION NO: 20/1182/16**

**Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021). Former Cwmbach Library Site, Morgan Row, Cwmbach, Aberdare 9**

The Committee **RESOLVED** to defer the above-mentioned application for a site inspection to be undertaken by the Planning and Development Committee to consider the highways access and rights of way issues.

In view of the above decision, the Chair informed the persons present to address the Committee on the application that if they wished to speak when the matter was next reported to Committee, they would have to submit requests to do so.

## **23 APPLICATION NO: 21/0717/10**

**Proposed part demolition of existing extension and construction of ground floor rear extension to shop and full width first floor extension to flat. 194 High Street, Treorchy**

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

The Head of Planning outlined the contents of two 'late' letters received from neighbours 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.

## **24 APPLICATION NO: 20/1337/10**

**Erection of 3 detached dwellings. Retention of existing dwelling and associated works (Amended Plans rec. 15/02/2021). BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UL**

In accordance with Minute No:7 of the Planning and Development Committee held on the 24<sup>th</sup> June 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 7<sup>th</sup> July 2021 in respect of the application which was recommended for approval/refusal by the Service Director Planning.

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 the following additional condition, as requested by the Flood Risk Management Department as follows:

- Condition: No development shall commence until all relevant matters outlined on the attached Planning Requirements Relating to Drainage including full drainage details have been approved in writing by the Planning Authority.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage.

## **25 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 14/06/2021 – 09/07/2021.

**This meeting closed at 3.35 pm**

**CLLR S REES  
CHAIR.**