



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE
Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 4
November 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 Lewis Councillor W Owen
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 J Barton and Councillor S Bradwick

103 WELCOME AND APOLOGIES

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

104 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, there were no declarations made pertaining to the agenda.

105 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.

106 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.

107 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 16th September 2021.

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: 21/0256/10

Partial change of use from commercial to residential to create two commercial premises and eight flats, along with associated works (Flood Consequence Report received 05/07/2021, Amended Plans received 07/07/2021). 22-22A CARDIFF STREET, ABERDARE, CF44 7DP

In accordance with Minute No:66 of the Planning and Development Committee held on the 16th September 2021, the Committee considered the report of the Service Director, Democratic Services and Communication outlining the outcome of the site visit inspection which was held on the 5th October 2021 in respect of the application which was recommended for approval by the Director Prosperity and Development.

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

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

The Head of Major Development and Investment presented the application to Committee and following lengthy consideration, Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity and Development as Members were concerned that the proposed development would result in a lack of amenity. Therefore, the matter would be deferred to the next appropriate meeting of the Planning and Development Committee for a report of the Director, Prosperity and 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.

110 APPLICATION NO: 20/1365

3 no. Detached 4 bed dwellings each with off road parking for 3 cars. (Resubmission of application 19/0449/10) (Ecology Report received 5th December 2020. Revised plans, reducing extent of site boundary and repositioning proposed dwellings, received 5th January 2021. Revised plan, introducing biodiversity/ecology strip received 14th April 2021). Land adjacent to Brynllan, Trebanog Road, Trebanog, Porth

The Head of Major Development and Investment presented the application which was originally reported to Committee on 7th October 2021, where Members were minded to refuse the application, contrary to the recommendation of the Director, Prosperity and Development, Planning (Minute 76 refers).

Members gave consideration to the further report of the Director, Prosperity and Development, highlighting the potential strengths and weaknesses contrary to the recommendation of an officer and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director Prosperity and Development for the following reason:

- On account of the proximity of the development to the brow of a hill and a bend and their connection to a busy principal highway, the three proposed new vehicular accesses would be considered to have an unacceptable impact on the safety of highway users and the amenity of residents. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's SPG for Access, Circulation and Parking Requirements.

(**Note:** County Borough Councillor G Hughes abstained from voting on this item because he was not present for the full debate).

111 **APPLICATION NO: 21/0431**

Variation of condition 2 (approved plans) to seek permission for amended building location, building height, forecourt and external cladding. (Original application 19/0791/10). (Amended Plans Received 02/08/21) Storage Unit off Heol Y Beddau, Pontypridd.

The Head of Major Development and Investment presented the application which was originally reported to Committee on 2nd September 2021, where Members were minded to defer the application for a site inspection which took place on the 21st September 2021. The application was then reported back to Committee on the 7th October, where Members were minded to refuse the application contrary to the officer recommendation of the Director, Prosperity and Development (Minute 78 refers).

Members gave consideration to the further report of the Director, Prosperity and Development, highlighting the potential strengths and weaknesses contrary to the recommendation of an officer and following discussions, it was **RESOLVED** to refuse the application for the following reasons:

1. The building as constructed, by virtue of its scale, industrial design and excessive height would represent an incongruous and unneighbourly form of development that would adversely impact upon visual amenity of neighbouring occupiers and the character and appearance of the site and surrounding area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.
2. The proposed additional use of the sub-standard lane as a principal means of access to serve the proposed development will create

increased traffic hazards to the detriment of highway and pedestrian safety. In addition, the proposed development will generate vehicular reversing movements to and from the public highway, creating traffic hazards to the detriment of highway safety, contrary Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

112 APPLICATION NO: 21/0185

Conversion of former public house/hotel into 14 no. self-contained flats. (Bat survey received 27th August 2021, revised site layout plan, to incorporate off-street parking received 8th September 2021) Former Gordon Hotel, 60 Gelli Road, Gelli, Pentre.

The Head of Major Development and Investment presented the application to Committee and following lengthy consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the conditions set out within the report and to an additional condition requiring details to be agreed for the location of the refuse collection, and to the completion of a section 106 agreement to provide 1 x1 bedroom flat for low cost home ownership (market standard), as outlined in the report.

(Note: At this point in the proceedings, County Borough Councillor S Powderhill left the meeting (3:38pm))

(Note: County Borough Councillor W Owen abstained from voting on this item, having joined the meeting during the presentation and therefore not present for the full debate).

113 APPLICATION NO: 21/0895

Single domestic garage Side of 22 Clarence Street, Ton Pentre, Pentre.

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.

114 APPLICATION NO: 21/0883

Change of use from commercial garage to 4 self-contained retail units with a single storey extension and alterations. TREALAW TYRES, BRITHWEUNYDD ROAD, TREALAW, TONYPANDY

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 for the reasons set out in the report.

115 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 11/10/2021 – 22/10/2021.

This meeting closed at 4.10 pm

**CLLR S REES
CHAIR.**