



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 25 November 2021 at 3.00 pm

County Borough Councillors - Planning and Development Committee Members in attendance:-

Councillor G Caple (Chair)

Councillor S Rees Councillor J Bonetto
Councillor P Jarman Councillor D Grehan
Councillor G Hughes Councillor J Williams
Councillor D Williams Councillor W Lewis
Councillor S Powderhill

Officers in attendance:-

Mr J Bailey, Head of Planning
Mr S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer
Mr C Jones, Head of Major Development and Investment

County Borough Councillors in attendance:-

Councillor J Edwards and Councillor M Weaver

116 DECLARATION OF INTEREST

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

117 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.

118 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.

119 MINUTES 07.10.21

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

120 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.

121 APPLICATION NO: 21/1108/10

Proposed double storey extension to the rear. 45 Clos Brenin, Brynsadler, Pontyclun, CF72 9GA

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 S Coombes (Applicant)
Ms J Rhodes (Objector)
Mr B Lewis (Objector)

The Committee noted that Mr C Richards (Agent) who had requested to address Members on the Application was not present to do so.

The Applicant Mr S Coombes exercised the right to respond to the comments made by the objectors.

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.

122 APPLICATION NO: 21/0591/10

Stable Block and Manège (Revised Ownership Certificate 'B' received 7th July 2021. Revised plans with altered site layout - repositioning stable block and reducing its size - received 31st August 2021) Land to the South of 25 - 41, Kennard Street, Tonpentre, Pentre

In accordance with adopted procedures, the Committee received Mrs S Bromwell (On behalf of Applicant) who was afforded five minutes to address Members on the above-mentioned proposal.

Non-Committee/ Local Member – County Borough Councillor M Weaver spoke on the application and put forward her support in respect of the proposed Development.

In accordance with Minute No. 91 of the Planning and Development Committee held on the 21st October 2021, the Committee considered the report of the Director, Democratic Services & Communication outlining the outcome of the site visit inspection which was held on the 9th November in respect of the application which was recommended for approval by the Director Prosperity and Development.

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 in the report.

123 APPLICATION NO: 21/1208/10

Proposed construction of new dwelling with attached garage. Land Adjacent to Cartref Melys, Heol Llechau, Aberllechau, Porth, CF39 0PP

Non-Committee/ Local Member – County Borough Councillor J Edwards spoke on the application and put forward her support in respect of the proposed Development.

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.

(**Note:** County Borough Councillor D Williams left the meeting at this point and did not re-join.)

124 APPLICATION NO: 20/1380

Glamping pods for holiday let (amended plans rec. 26/01/2021) (Foul Drainage Arrangement Plan rec. 30/07/21) Pencaedrain Farm, Dinas Terrace To Coed Wernhir, Rhigos, Aberdare, SA11 5NF

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.

125 APPLICATION NO: 21/1122/10

Retention of decking and fence to rear garden. 86 The Ridings, Cwmdare, Aberdare, CF44 8AQ

The Head of Planning outlined the contents of a 'late' letter received from Ms V Davies (Applicant).

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.

126 APPLICATION NO: 21/1088/10

Raised platform at the rear of residential 3 storey home to be used as means of fire escape (Re-submission of 21/0442/10 - Plan detailing proposed screen fence received 13/09/2021). 25 Thomas Street, Tonypandy, CF40 2AH

The Head of Planning presented the application which was originally reported to Committee on 21st October 2021, where Members were minded to approve the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute 101 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to approve the application subject to the condition outlined within the report, contrary to the recommendation of the Director, Prosperity and Development as they did not consider the development would result in an unacceptable level of overlooking/overbearing impacts to the surrounding neighbours.

127 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 25/10/2021 – 12/11/2021.

This meeting closed at 4.00 pm

**CLLR G CAPLE
CHAIR.**