



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on
Thursday, 16 December 2021 at 3.00 pm

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

Council Chamber

Councillor S Rees (Chair)

Councillor G Caple

Zoom

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

Officers in attendance: -

Council Chamber

Mr C Jones, Head of Major Development and Investment

Mr J Bailey, Head of Planning

Mr S Humphreys, Head of Legal Services

Mr A Rees, Senior Engineer

County Borough Councillors in attendance: -

Zoom

Councillor R Bevan

141 DECLARATION OF INTEREST

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

- 1) County Borough Councillor D. Williams declared a personal interest in respect of Application 21/1102 – Building to facilitate the relocation of fallen stock yard. (Odour Management Plan received 30th September 2021, Veterinary Statement and revised plans, reducing size of building and enhancing landscaping, received 18th October 2021), Field at Croft Yr Haidd, Castellau, Beddau, Pontyclun, CF72 8LQ

“Whilst Mayor of Rhondda Cynon Taf County Borough Council (2012-2013), the applicant raised a substantial amount of Money for the Mayor's Charity”

- 2) County Borough Councillor W. Lewis declared a personal and prejudicial interest in respect of Application 19/1082 – Reserved Matters application for Phases 3 and 4 of Parc Llanilid (submitted pursuant to outline (hybrid) planning permission 10/0845/34) to include 494no. residential units and associated infrastructure. Amended plans and/or additional/updated information received 24/06/21 (updated application form, site layout plan (rev 'K'), landscaping plans and strategy, Thetford and 1 bed DQR unit plans); 20/07/21 (site layout plan (rev 'L') and accommodation schedule); 22/07/21 (updated urban design statement); 27/07/21 (updated Movement Plan); 03/08/21 (engineering plans and updated Noise Report); 28/09/21 (updated plans to reflect new house types); 12/10/21 (updated landscape plans); 18/11/21 (site layout plan (rev 'N')) and 23/11/21 (revised/updated engineering layout plans, landscape strategy and landscape planting plans), Land at former open cast coal site and land to the north of the A473, Llanilid.

“The company I work for is currently working on Phase 1 of the Parc Llanilid development and could be involved in future development of the site during Phases 3 and 4”

142 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.

143 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.

144 MINUTES 04.11.21

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 4th November 2021.

145 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.

146 APPLICATION NO: 21/1102

Building to facilitate the relocation of fallen stock yard. (Odour Management Plan received 30th September 2021, Veterinary Statement and revised plans, reducing size of building and enhancing landscaping, received 18th October 2021), Field at Croft Yr Haidd, Castellau, Beddau, Pontyclun, CF72 8LQ.

Following consideration by Committee, it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the potential impact that the proposed development would have on the visual amenity of the site, the nearby highways, and the environment.

147 APPLICATION NO: 21/0942

Garden curtilage extension and creation of hard standing, Merrivale, Llwydcoed Road, Aberdare

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 A Cable (Applicant)
- Mr D Wesley (Objector)

The Applicant Mr A Cable exercised the right to respond to the comments made by the objector.

The Head of Major Development and Investment outlined the contents of a 'late' letter received from a local resident in objection of the application.

The Head of Major Development and Investment presented the application to Committee and following consideration it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning and Development Committee to allow further discussions to take place between the Director Prosperity and Development and the applicant to clarify the extent of the application.

(Note: At this point in the proceedings, County Borough Councillor W Owen left the meeting (3:33pm))

148 APPLICATION NO: 21/1310

Demolition and redevelopment to provide residential dwellings and associated works. (Historic Building Recording Report received 22nd November 2021), Penygraig Infants School, Hendrecafn Road, Pen-Y-Graig, Tonypandy.

At this point County Borough Councillor W. Lewis declared a personal interest in respect of Application 21/1310

“Persimmon is the contractor of this development”

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

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 a Section 106 agreement to ensure that the dwellings are established and maintained as affordable units in perpetuity, for the continued purpose of meeting identified local housing needs.

149 APPLICATION NO: 21/1330

Affordable housing development, comprising of 11no 1 bed apartments and 2no 2bed fully adapted apartments together with car parking, landscaping, ancillary works, 122-126 Dunraven Street, Tonypany, CF40 1QB.

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 a Section 106 agreement ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

150 APPLICATION NO: 20/1445

Outline for residential development (18 dwellings). (Grassland Ecology Appraisal received 15/07/21), Land to the rear of 15 & 16 Rhigos Road, Hirwaun, Aberdare.

The Head of Major Development and Investment outlined the contents of a ‘late’ letter received from a local resident in objection of the application.

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 a Section 106 agreement to ensure that 2 dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

151 APPLICATION NO: 21/1328

Proposed development of an Extra Care facility containing 60 apartments and associated works, including landscaping, sustainable drainage, access and parking, Dan Y Mynydd Care Home, Bronwydd Avenue, Cymer, Porth.

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.

152 APPLICATION NO: 21/0274

Proposed storage/distribution portal frame building (Unit 2) (Use Class B8), Phase 2, Land Opposite Storamove, Aberaman Park Industrial Estate, Aberaman, Aberdare.

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.

153 APPLICATION NO: 21/0831

Construction of a car park to supplement existing park and ride facilities at Porth Railway Station (Park and Ride Phase 3), to include realignment of the Rheola Industrial Estate access road, drainage works, street lighting, CCTV and soft landscaping. (Transport Statement received 23rd September 2021, Coal Mining Risk Assessment Received 27th October 2021), Rheola Road/Rheola Industrial Estate Access Road, Porth.

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.

154 APPLICATION NO: 21/1250

Construction of a new garage block containing 3 no. single garages, Land adjacent to Woodville, Pantygraigwen Road, Pontypridd.

The Head of Planning 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 & Development as Members had strong concerns for highway and pedestrian safety. 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.

(Note: A motion was seconded to approve the above-mentioned application in accordance with the recommendation of the Director Prosperity and Development but was unsuccessful).

155 APPLICATION NO: 21/1267

Conversion of property to 8 studio flats, including a two-storey rear extension, internal alterations and off-street car parking to rear (amended plans rec. 18/10/21 and amended description 18/10/21), Gwynfa House,

Main Road, Church Village, Pontypridd.

The Head of Planning presented the application to Committee and following consideration, Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposed conversion to 8 studio flats would result in over-development of the property. 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.

156 APPLICATION NO: 19/1082

Reserved Matters application for Phases 3 and 4 of Parc Llanilid (submitted pursuant to outline (hybrid) planning permission 10/0845/34) to include 494no. residential units and associated infrastructure. Amended plans and/or additional/updated information received 24/06/21 (updated application form, site layout plan (rev 'K'), landscaping plans and strategy, Thetford and 1 bed DQR unit plans); 20/07/21 (site layout plan (rev 'L') and accommodation schedule); 22/07/21 (updated urban design statement); 27/07/21 (updated Movement Plan); 03/08/21 (engineering plans and updated Noise Report); 28/09/21 (updated plans to reflect new house types); 12/10/21 (updated landscape plans); 18/11/21 (site layout plan (rev 'N')) and 23/11/21 (revised/updated engineering layout plans, landscape strategy and landscape planting plans), Land at former open cast coal site and land to the north of the A473, Llanilid

The Head of Planning 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 amendment of Condition 10 to refer to the approval of the access ramp leading to the railway, in addition Members requested that a letter be sent to Persimmon Homes West Wales on behalf of the Committee to share their thoughts on the need for a greater proportion of affordable housing on the development site.

(Note: Having earlier declared a prejudicial interest in the above-mentioned application (Minute No. 141) County Borough Councillor W Lewis left the meeting for this item).

157 APPLICATION NO: 21/0256

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 (Report back)

The Head of Planning presented the application which was originally reported to Committee on 16th September 2021, where Members deferred the application for a site inspection which took place on the 5th October 2021. The application was

then reported back to Committee on 4th November 2021, where members were minded to refuse the application contrary to the officer recommendation of the Director, Prosperity and Development (Minute 109 refers).

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

- The proposed development would result in a lack of amenity space for future occupiers of the flats. As such, the application would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

158 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 22/11/2021 and 03/12/2021.

This meeting closed at 5.00 pm

**CLLR S REES
CHAIR.**