



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

Minutes of the virtual meeting of the Planning and Development Committee held on  
Thursday, 13 January 2022 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 D Williams	Councillor S Powderhill

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

Mr C Hanagan, Service Director of Democratic Services & Communication  
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: -**

Councillor S Bradwick	Councillor J Brencher
Councillor M Forey	Councillor D Owen-Jones

## **159 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 D. Grehan declared a personal and prejudicial interest in respect of Application 21/1511 - Construction of a new concrete skatepark within Tyn-Y-Bryn Park, Site within Tynybryn Park, Tynybryn Road, Tonyrefail.

“I am on the committee that has been raising money for the skatepark”

**160 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.

**161 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.

**162 MINUTES 25.11.21**

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

**163 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.

**164 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.**

In accordance with adopted procedures, the Committee received the following public speakers who were each afforded five minutes to address Members on the above-mentioned proposal:

Mr Ieuan Williams (Agent)  
Mr Bob Stephenson (Agent)  
Ms Susan Morris (Objector)  
Mr Simon Young (Objector)  
Mr Matthew Paul, Barrister for Mr Robert Bevan (Objector) – Recorded Submission

The Committee noted that Ms Carol Feehan (Objector) who had requested to address Members on the application was not present to do so.

The Agent Mr Ieuan Williams exercised the right to respond to the comments made by the objectors.

Non-Committee/ Local Member – County Borough Councillor D Owen-Jones spoke on the application and put forward his objection in respect of the proposed

Development.

Non-Committee Member County Borough Councillor J Brencher spoke on the application and put forward her objection in respect of the proposed Development.

The Head of Major Development and Investment outlined the contents of twelve 'late' letters received in response to the above-mentioned application. Ten 'late' letters were received in objection to the application, including a letter from Local Member County Borough Councillor D Owen-Jones and the remainder from local residents. A further two 'late' letters were received in support of the application, including a letter from Mr I Williams (Agent) and a local resident.

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.

**165 APPLICATION NO: 21/0773**

**Retention of retail use at ground floor, change of use and re-development of upper floors of the property to provide 6 no. one bedroom residential flats and 1 no. two bedroom flat. NEW LOOK, 58 CARDIFF STREET, ABERDARE, CF44 7DG.**

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

Non-Committee/ Local Member – County Borough Councillors S Bradwick and M Forey spoke on the application and put forward their shared concerns regarding refuse storage and car parking in respect of the proposed development.

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.

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

**166 APPLICATION NO: 21/0946**

**Proposed highway engineering works including access (revised stie p21/0946 lan received 27/10/21). LAND AT FORMER ABERDARE HOSPITAL, ABERNANT ROAD, ABER-NANT, ABERDARE.**

In accordance with adopted procedures, the Committee received Mr Rob Davies (Agent) who was afforded five minutes to address Members on the

above-mentioned proposal.

Non-Committee/ Local Member – County Borough Councillors S Bradwick and M Forey spoke on the application and put forward their support in respect of the proposed development, but noted concerns raised by the residents of Aber-nant for the anticipated future development of the site and lack of public consultation by WDL Homes Ltd.

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.

**167 APPLICATION NO: 21/1449**

**Variation of Conditions - 1 Extend the time limit and 2 Replace the approved plan (hdw/ph/may.2001 Rev - A with plan hdw.ph/may.2001 Rev B) - of approved planning permission 17/0246/10. HEULWEN DEG, ROCK COTTAGES, GRAIG-WEN, PONTYPRIDD, CF37 2EF.**

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

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.

**168 APPLICATION NO: 20/0806**

**The submission of reserved matter details (pursuant to condition 9 of consent 19/0380/15) for Phase 2 highway works, incorporating the remodelling of Ffordd Bleddyn and Cardiff Road, including the construction of bridge structures to facilitate rail access into the proposed Taffs Well Rail Depot; together with the submission of materials and boundary treatment details, as they relate to Phase 2 (pursuant to conditions 28 and 30 of consent 19/0380/15); and, an updated phasing plan (pursuant to condition 41 of consent 19/0380/15).**

**(Additional and/or new information received: 14/09/21 (Taffs Well Station Car Park Feasibility Study (05/08/21)). LAND AT GARTH WORKS INDUSTRIAL ESTATE AND TAFF'S WELL RAILWAY STATION, WEST OF THE A470.**

At this point in proceedings the Committee resolved that the meeting would continue beyond 3 hours in duration.

In accordance with adopted procedures, the Committee received Mr Sam Taylor (Applicant) who was afforded five minutes to address Members on the above-mentioned proposal and application 21/0568 detailed at Minute 169 below.

The Head of Planning presented the application to Committee and following lengthy consideration, it was **RESOLVED** to approve in accordance with the recommendation of the Director, Prosperity and Development subject to the completion of a section 106 agreement requiring:

- The payment of a financial sum (the exact figure to be agreed) towards the costs of the Council appointing a traffic regulation/enforcement officer to help enforce any traffic regulation orders in force within Taffs Well during the construction period of the whole development (not just the Phase 2 highway works)
- That the applicant/developer shall provide a minimum of 178 car parking spaces to serve Taffs Well Railway Station. That the applicant/developer confirm which one of four presented options it will pursue by 30 April 2023 and deliver these spaces by the end of the term of the existing car park lease. That the development will not operate unless a minimum of 178 public car parking spaces to serve Taffs Well Railway Station are available.

It was further agreed for the Head of Planning to submit a letter to Transport for Wales on behalf of the Committee to express the need for full and proper engagement with the local community during the construction process.

(**Note:** At this point in the proceedings, County Borough Councillor D Williams left the meeting (6:13pm)).

## 169 APPLICATION NO: 21/0568

**Reserved matters submission (pursuant to outline element of 19/0380/15) made in relation to Phase 3 of the development – the building of the new South Wales Metro Core Valley Lines Main Depot facility (comprising maintenance shed, office and accommodation building; sanding facility; vehicle wash building and plant room; underframe cleaning wash facility; associated electrical infrastructure (generator, low voltage and high voltage switch rooms); gatehouse; staff and visitor parking; internal tracks, train stabling area and associated overhead electricity line infrastructure, gantries and inspection platforms) together with ancillary works of fencing, lighting, security and landscaping.**

**(Additional and/or new information received: 08/07/21 (General highway arrangement plans, footway cross-section plan/s and shared/segregated footway/cycleway plan/s); 14/09/21 (Taffs Well Station Car Park Feasibility Study (05/08/21)), LAND AT THE FORMER GARTH WORKS INDUSTRIAL ESTATE.**

The Head of Planning outlined the contents of a 'late' letter received from a local resident in objection of the application, detailing the concern for night-time working on the 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 set out within the report and to an additional condition to secure car parking.

(**Note:** County Borough Councillor W Owen left the meeting during this item (6:22pm) and therefore did not vote on the item)

**170 APPLICATION NO: 20/0682**

**Creation of three traveller pitches to include a static caravan, touring caravan and day/utility room per pitch and installation of package treatment plant (partly in retrospect). (Revised Ecology report received 1/9/20; Dormouse and Bat Reports and revised site layout/day room plans received 24/11/10), BROAD OAKS STABLES, LLANHARRY ROAD, LLANHARRY, PONTYCLUN, CF72 9LY**

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.

**171 APPLICATION NO: 21/1511**

**Construction of a new concrete skatepark within Tyn-Y-Bryn Park, SITE WITHIN TYNBRYN PARK, TYNBRYN ROAD, TONYREFAIL.**

Having earlier declared an interest in the above-mentioned application (Minute No. 159), County Borough Councillor D Grehan exercised the right to speak on the application before leaving the meeting for the duration of the debate.

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:** At this point in the proceedings, County Borough Councillor W Owen re-joined the meeting (6:39pm) but abstained from voting because he was not present for the full debate).

**172 APPLICATION NO: 21/0687**

**2 pairs of semi-detached houses, LAND SOUTH OF TAFF TERRACE, CLYDACH, TONYPANDY**

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:** At this point in the proceedings, County Borough Councillor P Jarman left the meeting (6:44pm))

**173 APPLICATION NO: 21/0466**

**Conversion of church to 8 apartments (Re-submission of 19/0829/10), CALVARY CHURCH, WOOD ROAD, TREForest, PONTYPRIDD**

The Head of Planning presented the application, which was originally reported to Committee on 21<sup>st</sup> October 2021, where Members were minded to refuse the application, contrary to the recommendation of the Director, Prosperity and Development (Minute 94 refers).

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

The number of units proposed would represent overdevelopment of the site, resulting in cramped residential units with a poor standard of living accommodation to the detriment of future residents' living conditions, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**174 APPLICATION NO: 21/1179**

**Demolition of The Dragon (formerly The Bridge Inn) and no. 1 Saron Street, and erection of 5 no. units of purpose built student accommodation (sui generis). Amended plans received 19/10/21, THE DRAGON INN AND 1 SARON STREET, TREFOREST, PONTYPRIDD**

The Head of Major Development and Investment presented the application, which was originally reported to Committee on 2<sup>nd</sup> December 2021, where Members were minded to refuse the application, contrary to the recommendation of the Director, Prosperity and Development (Minute 134 refers).

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

As a result of the scale and appearance of the proposed student accommodation block, it is considered that the development would appear out of keeping with both the character and appearance of the existing development in the vicinity of the site and the wider conservation area. As such the proposal is considered to be contrary to policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**175 APPLICATION NO: 21/1250**

**Construction of new garage block containing 3 no. single garages (amended and additional plans received 19/10/2021 and 24/11/2021), LAND ADJACENT TO WOODVILLE, PANTYGRAIGWEN ROAD, PANT-Y-GRAIGWEN, PONTYPRIDD.**

The Head of Planning presented the application, which was originally reported to Committee on 16<sup>th</sup> December 2021, where Members were minded to refuse the application, contrary to the recommendation of the Director, Prosperity and Development (Minute 154 refers).

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

1. The proposed garages would result in an increase in the conflicts between highway users due to the proximity of the development site to the junction of Graigwen Road and Pantygraigwen Road, which is lacking in continuous footway provision and suffers from an excess in on-street parking. This would result in an increased risk of hazard to highway and pedestrian safety and the free flow of traffic. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirement.
2. The set back of the garage block from the highway is not considered sufficient in order to mitigate the potential conflicts between vehicles entering and egressing from the garages and pedestrians and vehicles utilising Pantygraigwen Road. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

**176 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, which was originally reported to Committee on 16<sup>th</sup> December 2021, where Members were minded to refuse the application, contrary to the recommendation of the Director, Prosperity and Development (Minute 155 refers).

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

The proposal would constitute overdevelopment of the site in that it would provide poor-quality living accommodation for future residents. It would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**177 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 06/12/2021 and 31/12/2021.



**This meeting closed at 7.00 pm**

**CLLR S REES  
CHAIR.**