



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the hybrid meeting of the Planning and Development Committee held on
Thursday, 10 February 2022 at 3.00 pm

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

Council Chamber

Councillor S Rees (Chair)

Councillor R Williams

Councillor G Hughes

Councillor W Lewis

Zoom

Councillor D Grehan Councillor J Barton

Councillor P Jarman Councillor S Powderhill

Councillor W Owen Councillor D Williams

Councillor J Williams

Officers in attendance: -

Council Chamber

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 Sheryl Evans

189 DECLARATION OF INTEREST

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

- County Borough Councillor S. Evans declared a personal and prejudicial interest in respect of Application 21/0752 - Change of use from stores and office to one bed dwelling. D G Love Garage, rear of 362 Cardiff Road, Aberaman, Aberdare.

"I live in close proximity to the application site"

- County Borough Councillor D. Williams declared a personal and prejudicial interest in respect of Applications 15/0666 and 21/0720 -

15/0666 - Western extension to existing quarry to include the phased extraction of an additional 10 million tonnes of pennant sandstone, construction of screening bunds, associated works and operations, and consolidation of all previous mineral planning permissions at Craig Yr Hesg Quarry, including an extension of the end date for quarrying and an overall restoration scheme (additional information submitted "Wellbeing and Environmental Health Issues" report). Craig Yr Hesg Quarry, Berw Road, Pontypridd

21/0720 - Continuation of quarrying and related operations without complying with conditions 1-4 inclusive and conditions 45 & 46 imposed on the Environment Act ROMP schedule of conditions issued by Rhondda Cynon Taf County Borough Council on 24th April 2013 ref:08/1380/10. Craig Yr Hesg Quarry, Berw Road, Pontypridd

"I am a member of the action group that is against the development of the quarry"

190 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.

191 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.

192 MINUTES 16.12.21

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

193 APPLICATION NO: 21/0752

Change of use from stores and office to one bed dwelling. D G Love Garage, rear of 362 Cardiff Road, Aberaman, Aberdare

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

Having earlier declared a personal and prejudicial interest in the application (Minute No. 189), Non-Committee/ Local Member, County Borough Councillor S. Evans exercised the right to address the Committee under 14(2) of the Code of

Conduct on the application and put forward her concerns in respect of the proposed development and left the meeting for its deliberation.

The Head of Planning outlined the contents of 7 'late' letters received from local residents in support of the application.

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.

194 APPLICATION NO: 21/1573

Change of use from commercial to convenience store with a single storey extension & alterations - Resubmission of 21/0883/10. Trealaw Tyres, Brithweunydd Road, Tonypandy

In accordance with adopted procedures, the Committee received Ms T John (Objector) 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 the inclusion of three additional conditions. The first additional condition requiring vehicle restraint barriers and/or bollards to protect safe pedestrian movement on the highway, the second additional condition requiring the provision and operation of a one-way 'In and Out' arrangement for access on the site frontage and the final additional condition requiring the submission to and agreement of a Delivery Management Plan to the Local Planning Authority before the development is brought into beneficial use.

195 APPLICATION NO: 15/0666 and 21/0720

15/0666 - Western extension to existing quarry to include the phased extraction of an additional 10 million tonnes of pennant sandstone, construction of screening bunds, associated works and operations, and consolidation of all previous mineral planning permissions at Craig Yr Hesk Quarry, including an extension of the end date for quarrying and an overall restoration scheme (additional information submitted "Wellbeing and Environmental Health Issues" report). Craig Yr Hesk Quarry, Berw Road, Pontypridd

21/1573 - Continuation of quarrying and related operations without complying with conditions 1-4 inclusive and conditions 45 & 46 imposed on the Environment Act ROMP schedule of conditions issued by Rhondda Cynon Taf County Borough Council on 24th April 2013 ref:08/1380/10. Craig Yr Hesk Quarry, Berw Road, Pontypridd

Members were asked to consider the report in light of the recent advice received by a planning consultancy engaged by the Council to support the Local Planning Authority's refusal of the two applications at appeal and to determine whether the Planning and Development Committee shared the views of the planning consultancy. Members were also asked to clarify certain matters which have been raised by the Appellants as part of the appeals process.

Members gave consideration to the report of the Director, Prosperity and Development and confirmed:

- With regard to the western extension (15/0666), whilst clear encroachment on to sensitive properties was at the forefront of their thinking, Members were also mindful of the wider health and well-being issues and indeed this is reflected in the reports they based their decision on;
- that their concerns in relation to the western extension application (15/0666) were not limited to the new extension area but applied to the site overall;
- that the imposition of a condition to preclude extraction or processing within 200m of sensitive development would not address their concerns; and
- that they endorsed the views of the planning consultancy as set out in the Statement of Case in respect of applications 15/0666 and 21/0720 as summarised in the report.

(**Note:** Having earlier declared a personal and prejudicial interest in the above-mentioned application (Minute No.189), County Borough Councillor D. Williams left the meeting for this item).

196 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 7/01/2022 and 28/01/2022.

This meeting closed at 4.02 pm

**CLLR S REES
CHAIR.**