



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

Minutes of the virtual meeting of the Planning and Development Committee held on  
Thursday, 17 March 2022 at 3.00 pm

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

Councillor S Rees (Chair)

Councillor R Williams    Councillor D Grehan  
Councillor P Jarman    Councillor W Lewis  
Councillor S Powderhill    Councillor D Williams

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

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

### **County Borough Councillors in attendance: -**

Councillor R Bevan    Councillor R Turner

#### **226    WELCOME AND APOLOGIES**

Apologies for absence were received from County Borough Councillors J Barton, G Hughes, W Owen and J Williams.

#### **227    DECLARATION OF INTEREST**

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

#### **228    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.

#### **229    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.

**230 MINUTES 10.02.22**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 10<sup>th</sup> February 2022.

**231 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.

**232 APPLICATION NO: 21/1237**

**Change of use from hotel, takeaway and bar/restaurant to C2 residential care home, with associated landscaping and access. (Air Quality Report received 10th January 2022) DIAMOND JUBILEE HOTEL, EAST ROAD, TYLORSTOWN, CF43 3HE.**

In accordance with adopted procedures, the Committee received Stephen Waldron (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 lengthy consideration, Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity & Development for the reasons of overdevelopment, the unsuitability of the proposed use of the building, the lack of parking and concerns of highways safety, and the lack of quality amenity space. Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Director, Prosperity & 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.

**233 APPLICATION NO: 20/0932**

**The proposed retention and extension of the existing workshop building, retrospective extension of the existing office building, relocate covered vehicle washdown area, fuel pumps and water tanks, an extension of the existing staff/customer car park, a new gatehouse, erection of acoustic fence and associated works (amended Drainage Strategy received 07/10/21, amended Site Location Plan, Proposed Site Layout Plan, acoustic fence details and Noise Impact Assessment received 20/12/21). UNIT 16 EARTHMOVERS HOUSE, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF.**

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 amendment of Condition 3 to:

“No further development works shall take place on site, other than those required in association with Condition 14, until full details of the proposed biodiversity mitigation/enhancement measures set out in the submitted Preliminary Ecological Assessment (Soltys Brewster Ecology, August 2020) have been submitted to and approved in writing by the Local Planning Authority. The biodiversity mitigation/enhancement measures shall include, but not be limited to:

- i. Tree and hedgerow protection/management,
- ii. Bird nesting enhancement measures,
- iii. Design of site lighting to minimise light levels along retained habitat boundaries, and
- iv. A long-term aftercare plan.

The approved mitigation/enhancement measures shall be implemented on site within 6 months of approval; and shall be retained thereafter.

Reason: In the interests of ecology and to afford protection to animal species in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.”

**234 APPLICATION NO: 20/1307**

**Detached bungalow (Outline) - Coal Mining Risk Assessment received 18/03/2021. LAND TO THE REAR OF SWN Y FRO, GELLIFEDI ROAD, BRYNNA**

Non-Committee/ Local Member – County Borough Councillor R Turner spoke on the application and put forward his objection in respect of the proposed 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.

**235 APPLICATION NO: 21/1601**

**Proposed demolition of the existing school buildings and redevelopment to provide residential development of 18 dwellings and associated works. (Updated PEA; revised elevations for plots 1, 2 and 17 including housemartin cups; and WSI for historic building recording, received 17th January 2022. Revised site layout plan, to widen footpath and amend gradient, received 15th February 2022) LAND AT FORMER YSGOL GYNRADD GYMRAEG TONYREFAIL, SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE**

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 completion of a Section 106 agreement to ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs, but Members did not grant officers delegated powers to refuse the application if the Section 106 is not signed within 6 months of the Planning Committee's resolution;
- The amendment of Condition 3 to exclude demolition of existing site buildings from meaning of commencement of development; and
- The addition of an informative note being attached to the planning permission regarding the provision of electric vehicle (EV) charging facilities

**236 APPLICATION NO: 21/1613**

**Development of solar scheme and associated infrastructure. (Cable drilling method statement received 20th January 2022) LAND AT RHIWFELIN FACH FARM, LLANTRISANT ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LQ.**

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.

**237 APPLICATION NO: 22/0088**

**Construction of a single garage. LAND OPPOSITE 16 BRYNHEULOG TERRACE, TYLORSTOWN, FERNDALE.**

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.

**238 APPLICATION NO: 22/0004**

**New detached 4 bed dwelling. LAND TO THE REAR OF 1 LLWYNFEN ROAD, PONT-Y-CLUN, CF72 0TW.**

The Chair of the Planning Committee advised that the application had been withdrawn.

**239 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 28/02/2022  
to 04/03/2022.

**This meeting closed at 4.29 pm**

**CLLR S REES  
CHAIR.**