



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

Minutes of the hybrid meeting of the Planning and Development Committee held on  
Thursday, 21 July 2022 at 3.00 pm

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

#### **Council Chamber**

Councillor S Rees (Chair)    Councillor J Bonetto  
Councillor G Hughes    Councillor C Middle  
Councillor J Smith    Councillor L A Tomkinson

#### **Zoom**

Councillor W Lewis    Councillor W Owen  
Councillor D Williams

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

#### **Council Chamber**

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: -**

#### **Council Chamber**

Councillor W Hughes

#### **Zoom**

Councillor G Caple    Councillor K Morgan  
Councillor A Rogers

## **17 WELCOME AND APOLOGIES**

Apologies for absence were received from County Borough Councillors D Grehan and R Williams.

## **18 DECLARATION OF INTEREST**

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

**19 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.

**20 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.

**21 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.

**22 APPLICATION NO: 22/0492**

**Hard standing (retrospective) and dropped down kerb access over public footpath. 36 ABER-RHONDDA ROAD, PORTH, CF39 0BB.**

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 highway.

**23 APPLICATION NO: 22/0263**

**Conversion of the basement to a self-contained studio flat 2 SCRANTON VILLAS, HIGH STREET, CYMMER, PORTH, CF39 9EU.**

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

Non-Committee, Local Member County Borough Councillor G Caple

spoke on the application and put forward his objections in respect of the proposed Development which concerned matters of highways safety.

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 were of the view that the quality of the proposed accommodation was below standard and not acceptable. 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.

**24 APPLICATION NO: 22/0044**

**Car parking facility on land opposite nos. 11-16 Brithweunydd Road (Retrospective). LAND AT BRITHWEUNYDD ROAD, TREALAW, TONYPANDY.**

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

Non-Committee, Local Member County Borough Councillor W Hughes spoke on the application and put forward his concerns for on-street parking in respect of the proposed Development.

The Head of Planning outlined the contents of a 'late' letter received from a resident of Brithweunydd road, highlighting their concerns for parking at the site 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.

**25 APPLICATION NO: 22/0597**

**Proposed extension and enlargement of the existing Sigma 3 (Kitchens) Ltd premises, along with associated works. (Revised landscaping plan and EIA received 20th June 2022) SIGMA 3 KITCHENS LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONT-Y-CLUN, PONTYCLUN, CF72 8LF.**

In accordance with adopted procedures, the Committee received James

Scarborough (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.

**26 APPLICATION NO: 21/1070**

Renovation and restoration of farmhouse (amended red line boundary and updated Structural Report rec. 01/04/22) **CYNLAS FARM, RHIGOS ROAD, RHIGOS, ABERDARE.**

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

Non-Committee, Local Member County Borough Councillor K Morgan spoke on the application and put forward her support 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 refuse the application in accordance with the recommendation of the Director, Prosperity and Development.

**27 APPLICATION NO: 21/0747**

**Variation of Condition 1 of planning ref. 17/0195/13 to permit a period of a further 3 years for the submission of reserved matters (Ecological Review Rec. 24/03/22) LAND TO THE REAR OF SION TERRACE, CWMBACH, ABERDARE, CF44 0AT.**

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 requiring:

- not less than 10% of the dwellings as three bed low cost housing units in the form of houses; and
- a public open space management plan which included the set-up, design and long-term management of the ecological mitigation area.

**28 APPLICATION NO: 21/1283**

**Change of use of the ground floor from Use Class A2 (Betting Office) to Use Class A3 (Takeaway) and the installation of extraction flue to the rear elevation of the property to facilitate the new use (Amended Plans Received 01/11/21) (Noise and Odour Assessment Received 01/02/22) LADBROKES PLC, 45 YNYSHIR ROAD, YNYS-HIR, PORTH, CF39 0EL.**

The Head of Major Development and Investment outlined the contents of a 'late' letter received from Nassir Manan Mahmood in support 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 & Development Committee to obtain further information from the Public Health department in respect of impact to the amenity of properties to the rear of the proposed development.

**29 APPLICATION NO: 21/1641**

**Rebuild of rear extension, installation of new front entrance door, raising the ridge height, creation of enclosed yard area and general refurbishment of property. FORMER BUTE ARMS, LLANTRISANT ROAD, PONT-Y-CLUN, PONTYCLUN, CF72 9DP.**

The Head of Planning outlined the contents of two 'late' letters received from the Agent (acting on behalf of the Owner of the adjoining properties) and from the Owner of the adjoining properties (No. 3 and 5) in objection to 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.

**30 APPLICATION NO: 22/0138**

**Conversion of former Conservative club into 9 self-contained apartments (Revised elevation drawing and Bat Survey Report received 19th June 2022) 51 - 52 YSTRAD ROAD, PENTRE, CF41 7PH.**

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.

**31 APPLICATION NO: 22/0220**

**Non material amendment to application 18/0204/10: Amended facing materials to elevations. THE DRAGON INN (FORMERLY THE BRIDGE INN) & NO. 1 SARON STREET, TREFOREST, PONTYPRIDD, CF37 1TF.**

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the non material amendment.

**32 APPLICATION NO: 22/0413**

**2-storey classroom block to be built out as Phase 1 incorporating 4no. classrooms at ground floor level, and Phase 2 incorporating 4no. classrooms at first floor level, and associated works. (Amended Travel Plan and Transport Statement received 12/4/22, CMRA received 15/6/22) Y PANT COMPREHENSIVE SCHOOL, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8YQ.**

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.

**33 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 27/06/2022 –08/07/2022.

**This meeting closed at 4.40 pm**

**CLLR S REES  
CHAIR.**