



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

Minutes of the hybrid meeting of the Planning and Development Committee held on  
Thursday, 4 August 2022 at 3.00 pm

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

#### **Council Chamber**

Councillor S Rees (Chair)  
Councillor W Lewis    Councillor G Hughes

#### **Zoom**

Councillor J Bonetto    Councillor C Middle  
Councillor W Owen    Councillor J Smith  
Councillor D Williams

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

#### **Council Chamber**

Mr J Bailey, Head of Planning  
Mr S Humphreys, Head of Legal Services

#### **Zoom**

Mr C Jones, Head of Major Development and Investment  
Mr C Hanagan, Service Director of Democratic Services & Communication

## **34 WELCOME AND APOLOGIES**

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

## **35 DECLARATION OF INTEREST**

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

12. APPLICATION NO: 22/0549.

Councillor Gareth Hughes, Personal, "The applicant is known to me".

## **36 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.

**37 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.

**38 MINUTES 07.07.22**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 7<sup>th</sup> July 2022.

**39 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.

**40 APPLICATION NO: 22/0171**

**Variation of condition 2 (approved plans) of planning permission 20/1198/10 (re-submission). PLOT 1, LAND AT 53 CENARTH DRIVE, CWMBACH, ABERDARE CF44 0NH.**

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:

- Kevin Toland (Representing the applicant, in support)
- Sian Davies (In objection)
- Gavin Davies (In objection)

Kevin Toland exercised the right to respond to the comments made by the objectors.

The Head of Planning presented the application to committee and recommended that the application be approved subject to an additional

condition in respect of the erected fence/screen, to require it to be maintained and retained in perpetuity and, if it is replaced, to be in like design and material. Following consideration and debate, 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 require the erected fence/screen to be maintained and retained in perpetuity and if it is replaced to be in like design and material to safeguard the amenity of the neighbouring property.

(**Note:** County Borough Councillor D Williams abstained from voting on this item as not present for the full debate).

**41 APPLICATION NO: 21/1385**

**Elevated timber decking. 36 BRONIESTYN TERRACE, TRECYNON, ABERDARE, CF44 8EG.**

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:

- Chris Harris (Applicant)
- Gerrard O'Neill (In objection)

The Applicant, Chris Harris, exercised the right to respond to the comments made by the objector.

The Head of Planning referenced a 'late' letter received from the objector Gerrard O'Neill, the content of which had already been outlined during his address to Committee.

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.

**42 APPLICATION NO: 22/0614**

**Change of use of A1 Retail Shop to A3 Fish and Chip Shop. 11 CLYDACH ROAD, CLYDACH, TONYPANDY, CF40 2BD.**

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:

- Robert Hathaway (Agent, in support)
- David McNeil (In objection)

- Heather Rennie (In objection)

The Agent Robert Hathaway exercised the right to respond to the comments made by the objectors.

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 due to concerns for the proposed development's location and impact of an A3 use on neighbouring occupiers, the impact onto nearby highways and the lack of detail regarding the extraction provision. 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.

#### 43 APPLICATION NO: 21/1602

**Demolition of existing buildings relating to the former school and erection of 5 detached dwellings together with associated works including engineering, drainage and landscaping. (Additional Plans received 04/03/22) FORMER PORTH JUNIOR SCHOOL, PRIMROSE TERRACE, PORTH, CF39 9TH.**

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:

- Joan Isus (Agent, in support)
- David Walters (Comments)

The Agent Joan Isus exercised the right to respond to the comments made.

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 regarding working hours, the times of which shall be delegated to the Head of Planning, in the interests of the amenity of neighbouring residents.

**(Note:** At this point in the proceedings, County Borough Councillor D Williams left the meeting (16:35pm)).

**44 APPLICATION NO: 22/0347**

**Proposed change of use from a retail store (A1) to a fast-food pizza outlet (A3) including minor external alterations to doors and windows (amended description, plan and details received 10/06/2022). 56A JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6DD.**

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

The Head of Planning presented the application to Committee and following length 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 Highways Officers and the Applicant in respect of the suggested implementation of a Traffic Regulation Order (TRO) to prevent on-street car parking on the bend.

**(Note:** At this point in the proceedings, the Committee took a 5-minute recess).

**45 APPLICATION NO: 22/0308**

**Variation of conditions 2 and 3 to extend the time to submit reserved matters (ref 13/0070/13) LAND ADJACENT TO THE WEST OF ARDWYN TERRACE, TONYPANDY.**

In accordance with adopted procedures, the Committee received Elene Gegeshidze (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.

**46 APPLICATION NO: 21/1661**

**Addition of hard stand to front of bungalow. 17 GLENBROOK, MOUNTAIN ASH, CF45 3DH.**

The Head of Planning outlined the content of a 'late' letter received from a resident of Glenbrook, sharing concerns for continued on-street parking by the residents of 17 Glenbrook, as opposed to using the extra parking facility for two cars.

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.

**47 APPLICATION NO: 22/0468**

**Proposed change of use of the of former Llwyn yr Eos clinic (D1 Use Class) to a residential dwelling (C3 Use Class). LLWYN YR EOS CLINIC, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RN.**

Following consideration by Committee, and in view of the concerns that had been raised in respect of an C3(b) and C3(c) use of the property, it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning and Development Committee to enable consultation with the Police to establish whether there are existing issues of antisocial behaviour at the site of the proposed development.

**48 APPLICATION NO: 22/0549**

**Removal of existing smoking shelter and extension of existing external drinking area. LION HOTEL, BUTE STREET, TREORCHY, CF42 6AH.**

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.

**49 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 11/07/2022 – 22/07/2022.

**This meeting closed at 5.28 pm**

**CLLR S REES  
CHAIR.**