



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

Minutes of the meeting of the Planning and Development Committee held on Thursday, 9 February 2023 at 3.00 pm at Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX.

This meeting was live streamed, details of which can be accessed [here](#).

County Borough Councillors – The following Planning and Development Committee Members were present in the Council Chamber: -

Councillor S Rees (Chair)

Councillor W Lewis Councillor G Hughes
Councillor J Smith Councillor L A Tomkinson
Councillor M Powell

The following Planning and Development Committee Members were present online: -

Councillor J Bonetto Councillor C Middle
Councillor R Williams

County Borough Councillors in attendance: -

Councillor R Yeo

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

Apologies for absence: -

Councillor D Grehan Councillor G Hopkins

189 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.

190 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.

191 DECLARATION OF INTEREST

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

8. APPLICATION NO: 22/1172.

Councillor Michael Powell, Personal, "The applicant is known to me".

192 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.

193 APPLICATION NO: 22/1172

Works to be carried out under Tree Preservation Order 1994 (1) (dated: 2nd September 1994). G1, G2, G3, T1. GLYNTAFF SIDINGS, PENTREBACH ROAD, PONTYPRIDD.

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 Humphries (Land owner)
Dai Edwards (Agent)

The Head of Major Development and Investment presented the application to Committee and following consideration it was **RESOLVED** to approve the works to the trees in areas T1 and G3 in accordance with the recommendation of the Director, Prosperity, and Development , to approve the works to the trees in area G1 to refuse the works to trees in the area G2, and to vary the recommendations to reflect this.

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

194 APPLICATION NO: 22/0527

Variation of Condition 1.c of application 18/1361/13 to extend the time period for submission of reserved matters to allow a further

three years. LAND OFF QUARRY ROAD, MAESYCOED, PONTYPRIDD.

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:

Samantha Roberts (Objector)
Mark Weller (Objector)

The Head of Major Development and Investment presented the application to Committee and following consideration it was **RESOVLED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

(At this point in the proceedings, Councillor M Powell declared a personal interest in the above-mentioned application: “The public speaker is known to me”).

195 APPLICATION NO: 22/0385

Proposed residential development, engineering, landscaping, drainage, highways and other associated works. (Cross sections, NVC grassland survey and landscape management plan, received 4th October 2022. Revised soft landscaping details, site layout and CEMP received 8th December 2022) LAND TO THE EAST OF HAFOD WEN, TONYREFAIL.

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

The Head of Planning outlined the content of two ‘late’ letters received from Local Members, County Borough Councillors D Grehan, and D Owen-Jones, highlighting concerns for 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, subject to 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.
- Provide a Habitat Management Plan for the long-term aftercare and maintenance of the SSSI mitigation and buffer areas.
- Secure a developer contribution of £70k for off-site play provision at Capel Hill.

196 APPLICATION NO: 22/1184

3 no. near zero carbon bespoke self-build dwellings within the curtilage of existing dwelling (Ecological Assessment Report Received 18/11/22) ST DAVIDS HOUSE, CASTELLAU ROAD, BEDDAU, PONTYPRIDD, CF38 2RA.

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

Non-Committee, Local Member County Borough Councillor R Yeo spoke on the application and put forward his support in respect of the proposed Development.

The Head of Planning presented the application to Committee and following consideration, it was **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and Development.

197 APPLICATION NO: 22/1128

Solar park, access and associated development (Development of National Significance) FARMLAND BETWEEN CHURCH VILLAGE AND TREForest, CF38 1SL.

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve and submit the Local Impact Report to Planning and Environment Decisions Wales (PEDW), subject to the inclusion of two additional conditions to address the comments of the Public Health Officer and in addition that a letter be sent to PEDW on behalf of the Committee highlighting their ecology concerns in respect of the Development and asking that these be carefully considered in the determination of the application.

198 APPLICATION NO: 22/0888

Extension of time limit for previously approved application 17/0536 (Change of Use of Ground Floor Storeroom to A3 takeaway and New Shopfront and Flue and Car Parking at Rear) WILLIAMSTOWN POST OFFICE, 28-30 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RD.

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 J Bonetto left the meeting (16:57), and did not vote on the item).

199 APPLICATION NO: 21/1674

Proposed development of 12 no.affordable flats, new access point, landscaping and associated works (ground floor flats will meet Lifetime Homes Standards and are designed to be accessible for all individuals and to be more adaptable to long-term needs). (Amended plans received 14/01/2022) (Reptile Survey, Amenity and Biodiversity Plan and Landscaping Plan rec. 27/05/22). LAND AT EDWARD STREET, ABERCYNON.

The Head of Planning presented the application, which was originally reported to Committee on 8th September 2022, where Members resolved to approve the application in accordance with the recommendation of the Director, Prosperity and Development (Minute 78 refers).

Members gave consideration to the further report, highlighting the request by the applicant to amend the wording of previously agreed pre-commencement conditions. Following consideration by Members, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to the amendment of conditions 4, 6, 10 as detailed in the report together with the addition of a new condition 12 to provide for ecological mitigation and enhancement, and subject to 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.

200 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 16/01/2023 and 27/01/2023.

This meeting closed at 5.02 pm

**Councillor S Rees
Chair.**