



**RHONDDA CYNON TAF COUNCIL**  
**Planning and Development Committee**

Minutes of the meeting of the Planning and Development Committee held on Thursday, 6 April 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 L A Tomkinson

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

Councillor D Grehan    Councillor G Hopkins  
Councillor J Smith    Councillor J Bonetto  
Councillor R Williams

**County Borough Councillors in attendance: -**

Councillor A Morgan OBE

**Officers in attendance: -**

Mr S Humphreys, Head of Legal Services  
Mr C Jones, Head of Major Development and Investment  
Mr M Farley, Senior Planner

**Apologies for absence: -**

Councillor G Hughes    Councillor C Middle  
Councillor M Powell

**238    DECLARATION OF INTEREST**

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

**239    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.

#### **240 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.

#### **241 MINUTES 09.03.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 9<sup>th</sup> March 2023.

#### **242 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.

#### **243 APPLICATION NO: 23/0004**

**Change of use to Mixed use development consisting of a residential dwelling Class C3) and child minding facility (Class D1) 5 WOODLAND CRESCENT, ABERCYNON, MOUNTAIN ASH, CF45 4UT.**

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 amenity of the site and parking.

#### **244 APPLICATION NO: 21/0046**

**Change of use from Class D2 assembly and leisure to Class C3 dwelling Flood Consequences Assessment received 09/0522). TREHAFOD MEMORIAL HALL, 44-45 TREHAFOD ROAD, TREHAFOD, PONTYPRIDD, CF37 2LR.**

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

The Committee noted that Kate Amos (Objector) who had requested to address Members on the Application was not present to do so.

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.

**245 APPLICATION NO: 22/1446**

**Advertisement consent for the installation of fascia's, window vinyl's, poster frames and ACM panels (amended plans received 07/03/2023). THE MOUNTAIN ASH INN, 24 COMMERCIAL STREET, MOUNTAIN ASH, CF45 3PS.**

Non-Committee, Local Member County Borough Councillor Andrew Morgan OBE spoke on the application and put forward his concerns in respect of the proposed development.

The Head of Major Development and Investment presented the application to Committee and following consideration, it was **RESOLVED** to approve the application in part in accordance with the recommendation of the Director, Prosperity and Development, excluding the two illuminated signs to the front and the side of the property. The Committee were of the view that the two illuminated signs would have an adverse impact on highway safety.

**246 APPLICATION NO: 23/0073**

**Development of 3 new residential dwellings within the curtilage of the property named Copper Beech (existing dwelling to be retained)(Amended Description and Amended Plans Rec. 20/02/23) COPPER BEECH, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TN.**

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.

**247 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 13/03/2023 and 24/03/2023.

**This meeting closed at 3.38 pm**

**Councillor S Rees  
Chair.**