



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the meeting of the Planning and Development Committee held on Thursday, 20 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 G Hughes
Councillor L A Tomkinson

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

Councillor J Bonetto Councillor D Grehan
Councillor G Hopkins Councillor C Middle
Councillor R Williams

County Borough Councillors in attendance: -

Councillor K Morgan Councillor A O Rogers

Officers in attendance: -

Mr S Humphreys, Head of Legal Services
Mr C Jones, Head of Major Development and Investment
Mr M Farley, Senior Planner
Mr C Hanagan, Service Director, Democratic Services and Communications

Apologies for absence: -

Councillor M Powell Councillor J Smith

248 DECLARATION OF INTEREST

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

249 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.

250 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.

251 MINUTES 23.03.2023

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 23rd March 2023.

252 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.

253 APPLICATION NO: 21/1491

Residential development of (35 no. units) (Amended Plans rec. 23/05/22) (Amended Ownership Certificate and Additional Marketing Information rec. 24/05/22), LAND AJD TO BRYNGELLI IND EST, MEADOW LANE, HIRWAUN, CF44 9PT.

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

Non-Committee, Local Member County Borough Councillors K Morgan and A Rogers each spoke on the application and put forward their concerns in respect of the proposed Development.

The Head of Major Development and Investment referenced a 'late' letter received from Evans Banks Planning in support of the application. The Head of Major Development and Investment presented the application, which was originally reported to Committee on 1st December 2022, where Members deferred the determination of the application to

obtain a more detailed noise assessment (Minute 148 refers).

Members gave consideration to the further report, and following discussions, 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 affordable dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs, and subject to the amendment of conditions 3, 4, 5 and 6 to restrict development of any above ground works; the rewording of condition 9 to read as detailed below, and to the amendment of condition 10 to add 'and retained in perpetuity' to the end of the condition.

9. All windows in the eastern elevations of the dwellings closest to the industrial units on Bryngelli Industrial Estate, shown in figure 2 of the Noise Assessment Report shall be of no less than 32 dB Rw + Ctr and ventilators of no less than 38dB Dnew+Ctr.

Reason: In the interests of residential amenity for future residents and to ensure that the development achieves internal noise levels in compliance with BS8233:2014, in accordance with Policy AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

(Note: County Borough Councillor C Middle abstained from voting on this item having joined the meeting late and thus not present for the full debate).

254 APPLICATION NO: 22/1412

Full planning application for the demolition of existing buildings; proposed development of a care home to support adults with learning disabilities (13no. ensuite bedrooms and 1no. respite bedroom), landscaping, sustainable drainage, access, parking and associated works. (Amended description received 09/03/23) BRONLLWYN CARE HOME, COLWYN ROAD, GELLI, PENTRE, CF41 7NW.

The Head of Major Development and Investment presented the application, which was originally reported to Committee on 9th March 2023, where Members deferred the determination of the application to enable revisions to the application and re-open public consultation (Minute 223 refers).

The Head of Major Development and Investment corrected the description of the application, which had been incorrectly set out in the report, to read as detailed below, confirming that public re-consultation was undertaken using the correct description:

Full planning application for the demolition of existing buildings; proposed development of a care home to support adults with learning disabilities (13no. ensuite bedrooms and 1no. respite bedroom), landscaping, sustainable drainage, access, parking and associated works. (Amended

description received 09/03/23) BRONLLWYN CARE HOME, COLWYN ROAD, GELLI, PENTRE, CF41 7NW.

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.

255 APPLICATION NO: 22/1465

Installation and operation of a 300kW solar PV array on land adjacent the Bryn Pica Landfill, Effluent treatment plant. The electrical power generated by the array will be used primarily as a source of electrical power for the on-site Leachate (effluent) Treatment Plant, AMGEN CYMRU LTD, BRYN PICA WASTE DISPOSAL SITE, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0BX.

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.

256 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 27/03/2023 and 07/04/2023.

This meeting closed at 3.50 pm

**Councillor S Rees
Chair.**