



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

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 8 June 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 S Emanuel  
Councillor L A Tomkinson      Councillor G Hughes  
Councillor R Williams      Councillor J Smith

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

Councillor A Dennis      Councillor J Bonetto  
Councillor D Grehan  
Councillor M Powell

**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

**1      DECLARATION OF INTEREST**

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

County Borough Councillor W Lewis declared a personal and prejudicial interest in Application 23/0044/10 Retrospective retention of steps and middle decking (Resubmission of 22/0783/10) 3 PLEASANT HEIGHTS, PORTH, CF39 0LZ.  
"I am a close friend of the speaker."

County Borough Councillor G Hughes also declared a personal interest in Application 23/0044 Retrospective retention of steps and middle decking (Resubmission of 22/0783/10) 3 PLEASANT HEIGHTS, PORTH, CF39 0LZ.  
"I know the public speaker personally and have had communications with them."

County Borough Councillor G Hughes declared a personal and prejudicial interest in Application : 23/0335 Proposed rear garage 237 BRITHWEUNYDD

ROAD, TREALAW, TONYPANDY, CF40 2PB and Application 23/0337 Proposed Rear Garage 236 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB.

"Both applicants are family members."

County Borough Councillor J Bonetto declared a personal interest in Application 23/0151 Change of use from dwelling (Use Class C3) to a childrens home (Use Class C2). WILLOWFORD HOUSE, MAIN ROAD, GWAELOD-YGARTH, TAFF'S WELL, CARDIFF, CF15 9HJ.

"I am a member of the Corporate Parenting Board."

County Borough Councillor S Rees declared a personal interest in Application 23/0151 Change of use from dwelling (Use Class C3) to a childrens home (Use Class C2). WILLOWFORD HOUSE, MAIN ROAD, GWAELOD-YGARTH, TAFF'S WELL, CARDIFF, CF15 9HJ.

"I am a member of the Corporate Parenting Board."

## **2 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.

## **3 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.

## **4 MINUTES 06.04.23 and 20.04.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 6<sup>th</sup> April and 20<sup>th</sup> April 2023.

## **5 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.

## **6 APPLICATION NO: 22/1037**

**Proposed dwelling and associated access LAND ADJ TO MOUNT PLEASANT, TREHAFOD, 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:

- Robert Hathaway (Agent)
- John Phelps (Objector)

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 it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

## **7 APPLICATION NO: 22/1006**

**Redevelopment of the former Conservative Club site to provide 10 flats, car parking and associated works.**

**SITE OF FORMER CONSERVATIVE CLUB, BERW ROAD, TONYPANDY.**

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

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 subject to the completion of a section 106 agreement requiring that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

(Note: A motion was seconded to refuse the application, for reasons of highway safety and the removal of on street parking, but failed.)

## **8 APPLICATION NO: 22/0273**

**Change of use from public house to 4 dwellings (Transport Note received 4th July 2022, Foul Drainage Strategy received 2nd February 2023)**

**THE BARN PUBLIC HOUSE, HEOL MISKIN, MWYNDY, PONTY-CLUN, PONTYCLUN, CF72 8PJ.**

In accordance with adopted procedures, the Committee received Sarah Howells (On behalf of applicant) who was afforded five minutes to address Members on the above-mentioned proposal.

The Head of Major Development and Investment presented the application to Committee and following consideration Members were minded to approve the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposed use when considered against the fallback position outweighed the highways concerns.

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.

**9 APPLICATION NO: 23/0044**

**Retrospective retention of steps and middle decking (Resubmission of 22/0783/10) 3 PLEASANT HEIGHTS, PORTH, CF39 0LZ.**

(Note: Having earlier declared a personal and prejudicial interest in this application, County Borough Councillor W Lewis left the meeting for its deliberation).

In accordance with adopted procedures, the Committee received E Barnett (On behalf of the applicant) who was afforded five minutes to address Members on the above-mentioned proposal.

The Head of Planning read out correspondence on behalf of local Member County Borough Councillor S Hickman.

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.

(Note: At this point in the proceedings, County Borough Councillor W Lewis re-joined the meeting and the Committee took a 5-minute recess).

**10 APPLICATION NO: 22/0650**

**Details of Layout, scale and appearance of the buildings, access and landscaping 18/0923/13 (Revised Site Layout) LAND OFF B4275, ABERDARE.**

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.

**11 APPLICATION NO: 23/0151**

**Change of use from dwelling (Use Class C3) to a childrens home (Use Class C2). WILLOWFORD HOUSE, MAIN ROAD, GWAELOD-YGARTH, TAFF'S WELL, CARDIFF, CF15 9HJ.**

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 following amendments to conditions:

**Condition 4:** *Within 2 months of the date of this decision*, the operator shall submit a management plan for the premises to be agreed in writing by the Local Planning Authority. The premises shall operate in accordance with the agreed details for as long as the use is carried out at the property. Reason – In order protect the amenities of neighbouring properties in accordance with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

**Condition 5:** *Within 2 months of the date of this decision*, the means of access together with the parking facilities shall be laid out in accordance with the submitted site plan (ref. D3-PO1) and approved by the Local Planning Authority.

The parking spaces shall be surfaced in permanent materials and retained thereafter for the parking of vehicles. Reason: In the interests of highway safety and to ensure that vehicles are parked off the highway, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**12 APPLICATION NO: 23/0250**

**Conservation and repair of the building, including refurbishment of the Auditorium, remodelling of the Entrance Foyer, Bar and Mezzanine, installation of new passenger lifts, WCs, Dressing Rooms, Changing Place, erection of a bin store and associated improvements to back of house areas MUNICIPAL BUILDING, GELLIWASTAD ROAD, PONTYPRIDD, CF37 2DP.**

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.

**13 APPLICATION NO: 23/0251**

**Conservation and repair of the building, including refurbishment of the Auditorium, remodelling of the Entrance Foyer, Bar and Mezzanine, installation of new passenger lifts, WCs, Dressing Rooms, Changing Place and associated improvements to back of house areas (Listed Building Consent) MUNICIPAL BUILDING, GELLIWASTAD ROAD, PONTYPRIDD, CF37 2DP.**

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 subject to a favourable referral to Cadw.

**14 APPLICATION NO: 23/0335**

**Proposed rear garage 237 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB.**

(Note: Having earlier declared a personal and prejudicial interest in this application, County Borough Councillor G Hughes left the meeting for its deliberation).

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.

**15 APPLICATION NO: 23/0337**

**Proposed Rear Garage 236 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB.**

(Note: Having earlier declared a personal and prejudicial interest in this application, County Borough Councillor G Hughes left the meeting for its

deliberation).

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.

**16 APPLICATION NO: 23/0357**

**Vary condition 2 (approved plans - change house types and site layout); and condition 3 (site investigation / remediation strategy - remove precommencement element) of planning permission ref. 19/0387/10. FORMER CWMBACH PRIMARY SCHOOL, BRIDGE ROAD, CWMBACH, ABERDARE, CF44 0LS**

(Note: At this point in the proceedings, County Borough Councillor G Hughes returned to the meeting)

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 existing S106 being varied through a Deed of Variation to secure require each of the bungalows (100%) as social rented units.

**17 APPLICATION NO: 23/0216**

**Development of 6 terraced houses. (CIL form received 13th March 2023, corrected floor layout plan received 24th March 2023) LAND ADJACENT TO 138 DUFFRYN STREET, FERNDAL, CF43 4EH.**

Application No. 23/0216 was withdrawn by the applicant in advance of the Committee and therefore was not considered as part of the formal proceedings.

**18 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.**

Application No. 23/0004 was withdrawn by the applicant in advance of the Committee and therefore was not considered as part of the formal proceedings.

**19 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 10/04/2023 – 26/05/2023.

**This meeting closed at 4.55 pm**

**Councillor S Rees  
Chair.**