



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the meeting of the Planning and Development Committee held on Thursday, 22 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 G Hughes
Councillor D Grehan Councillor J Smith
Councillor M Powell

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

Councillor A Dennis Councillor R Williams

County Borough Councillors in attendance: -

Councillor M Norris

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 M Farley, Senior Planner

20 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors J. Bonetto, S. Emanuel and L. Tomkinson.

21 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, County Borough Councillor W. Lewis declared a personal and prejudicial interest in Application 23/0290 The demolition of the existing warehouse, construction of a block of 14 affordable apartments, parking and amenity areas. (Revision and resubmission of previous application 22/0510/10) W R BISHOP AND CO FRUIT AND VEGETABLE WHOLESALE, PENRHIWFER ROAD, TONYREFAIL, PORTH, CF39 8EY.
"My brother resides at the property next door and is listed as a public speaker on this application."

22 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.

23 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.

24 MINUTES 08.06.23

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 08.06.23.

25 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.

26 APPLICATION NO: 23/0290

The demolition of the existing warehouse, construction of a block of 14 affordable apartments, parking and amenity areas. (Revision and resubmission of previous application 22/0510/10) W R BISHOP AND CO FRUIT AND VEGETABLE WHOLESALE, PENRHIWFER ROAD, TONYREFAIL, PORTH, CF39 8EY.

(Note: Having earlier declared a prejudicial interest in this application, County Borough Councillor W. Lewis left the meeting at this point.)

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:

- Mr G John (Agent)
- Ms V Higgins (Objector)
- Mr A Taylor (Objector)
- Mr M Coombs (Objector)
- Mr P Marchant (Objector)
- Ms S Hopkins (Objector)

The Agent Mr G John exercised the right to respond to the comments made by the objectors.

The Head of Planning outlined the contents of a number of 'late' letters received from Alex Jones MP, Mick Antoniw MS, County Borough Councillor D Parkin, County Borough Councillor D Owen-Jones and Mr D Lindley in objection of the application.

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 subject to a section 106 agreement to ensure that the dwellings are established and maintained as affordable units for the purpose of meeting identified local housing needs and an additional condition to provide an alternative location for the bin storage as members were concerned as to the impact of the proposed location on the plans on neighbouring properties.

(Note: A motion was seconded to refuse the above-mentioned application against the recommendation of the Director of Prosperity and Development on the grounds of design, the singular type of accommodation proposed, the safety of the accommodation, highways impact and safety and the impact that the bin store would have on the adjoining properties, but failed).

(Note: County Borough Councillor M Powell abstained from voting on this item)

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

27 APPLICATION NO: 22/1004

Reserved matters application for 100% affordable housing scheme and associated details in respect of conditions 1, 5, 7, 9 and 10 pursuant to outline permission ref. 21/0448/15. (Revised Site Location Plan, Site Layout Plan and Transport Technical Note (regarding Waunrhydd Road junction) received 27th January 2023; Construction Traffic Management Plan received 12th April 2023) RHONDDA BOWL SKITTLE ALLEY, WAUNRHYDD ROAD, TONYREFAIL, PORTH, CF39 8EW.

(Note: County Borough Councillor W Lewis returned to the meeting.)

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

The Head of Planning outlined the contents of 2 late letters received from Alex Jones MP and Mick Antoniw MS raising concerns about 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.

28 APPLICATION NO: 23/0039

Construction of garage/store/workshop (Amended Redline Boundary and Plans received 17/03/23) REAR OF 2, CRICHTON STREET, TREHERBERT

In accordance with adopted procedures, the Committee received Mr H Jagdev (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.

29 APPLICATION NO: 22/0311

New build 1 no. bedroom dwelling (Amended plans and revised description received 27/01/2023). THE HILL COTTAGE, EAST ROAD, TYLORSTOWN, FERNDAL, CF43 3HG

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.

30 APPLICATION NO: 22/0788

Variation to condition 2, house type and general amendments 18/0736/10 FORMER HILLSIDE COUNTRY CLUB, COLLENNA FARM, TONYREFAIL, CF39 8AX.

The Head of Planning requested Members defer the application to discuss discrepancies over the red line boundary with the applicant. Following consideration, Members **RESOLVED** to defer the application.

31 APPLICATION NO: 22/1129

To construct and operate a wind farm consisting of up to 7 wind turbines and associated infrastructure (Development of National Significance) LAND TO THE EAST OF TREBANOG, RHONDDA CYNON TAF

The Senior Planner presented the application to Committee and following consideration Members **RESOLVED** to approve the Council's Local Impact Report (as set out in Appendix 'A') of the report in respect of this Development of National Significance planning application, for submission to Planning and Environment Decisions Wales to assist the appointed Welsh Government Inspector in the determination of the application.

32 APPLICATION NO: 22/1443

Roller shutter doors LAND TO THE REAR OF 257, TREBANOG ROAD, TREBANOG, PORTH.

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: County Borough Councillor G Hughes abstained from the vote as they were not present for the full debate.)

33 APPLICATION NO: 23/0149

Alteration and Works for reinstatement of Grade II Listed Bridge ROBERTSTOWN IRON BRIDGE, CYCLEWAY FROM TRAM ROAD TO ABERDARE FOOTPATH ABD(33(1, TRECYNON,ABERDARE.

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.

34 APPLICATION NO: 23/0312

Proposed garage LAND ADJACENT TO TYDFIL HOUSE, HIGH STREET, CYMER, PORTH, CF39 9ET

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.

35 APPLICATION NO: 23/0408

Proposed two storey side extension and a single storey rear extension together with internal alterations 6 MAES IFOR, TAFF'S WELL, CARDIFF, CF15 7AS

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.

36 APPLICATION NO: 23/0202/10

Change of use from clinic to 5no. residential flats YSTRAD CLINIC, 14 TRAFALGAR TERRACE, YSTRAD, PENTRE, CF41 7RG

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.

37 APPLICATION NO: 20/0988

Change of use to B8 for use as a storage facility (storage containers and caravans). (Preliminary Ecological Appraisal rec. 13/05/2021) FORMER PUROLITE SITE, COWBRIDGE ROAD, PONTYCLUNN.

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.

**38 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 29/05/2023 – 09/06/2023.

This meeting closed at 5.45 pm

**Councillor S Rees
Chair.**