



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

Minutes of the meeting of the Planning and Development Committee held on Thursday, 7 September 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 J Smith  
Councillor R Williams

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

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

**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 A Rees, Senior Engineer

**83      DECLARATION OF INTEREST**

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

**84      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.

## **85 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.

## **86 MINUTES 03.08.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 03.08.23.

## **87 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.

## **88 APPLICATION NO: 23/0294**

**Sub-division, extension, external alterations to retail unit to enable it to trade as part foodstore/part non-food retail unit with ancillary cafe, modifications to garden centre, delivery access arrangements, car parking layout, landscaping, and other associated site works. WHAT STORES, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA**

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 Rob Jones (Applicant)
- Mr Rob Mitchell (Objector)

The Applicant Mr Rob Jones exercised the right to respond to the comments made by the objector.

The Head of Planning outlined the content of a 'late' letter in objection of the application.

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 an additional condition requiring measures for ecological enhancement.

## **89 APPLICATION NO: 23/0165**

**Retention of detached garage / workshop. 87 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EN**

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.

**90 APPLICATION NO: 23/0368**

**Change of use from function room to 4no bed & breakfast rooms. PLOUGH INN PUBLIC HOUSE, LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY**

The Head of Planning outlined the content of a 'late' letter received from the applicant setting out the reasons 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.

**91 APPLICATION NO: 23/0576**

**Resubmission of proposed partial Change of Use at 22-22A Cardiff Street to create 7 new flats and retain the residential unit on the 2nd floor along with improvement works to the commercial areas at the basement and ground floor levels. 22-22A CARDIFF STREET, ABERDARE, CF44 7DP**

(Note: County Borough Councillor D Grehan left the meeting at this point.)

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee for further consideration of the changes proposed with this application to overcome the previous objections and discussion with the applicant regarding these.

(Note: County Borough Councillor W Lewis left the meeting at this point.)

**92 APPLICATION NO: 23/0910**

**Wooden sign installed on grass area near main entrance of the Park. YNYSANGHARAD WAR MEMORIAL PARK, BRIDGE STREET, PONTYPRIDD**

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.

**93 APPLICATION NO: 22/1321**

**Change of use from residential to care home for children (C2). 41 Wood Road, Treforest, Pontypridd, CF37 1RH**

The Head of Planning presented the application which was originally reported to Committee on 17<sup>th</sup> August 2023, where Members were minded to refuse the

application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute No.76 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development for the reasons outlined in the further report and subject to the amendment of the reference to 'Local Development Plan' to 'Rhondda Cynon Taf Local Development Plan RCTLDP'.

**94 APPLICATION NO: 23/0398**

**Change of use from a HMO (C4 use) to a Children's Home and associated works. (Amended Site Location Plan received 08/06/2023), 37 Elizabeth Street, Aberdare, CF44 7LN**

The Head of Planning presented the application which was originally reported to Committee on 17<sup>th</sup> August 2023, where Members were minded to refuse the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute No. 73 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development for the reasons outlined in the further report and subject to the amendment of the reference to 'Local Development Plan' to 'Rhondda Cynon Taf Local Development Plan RCTLDP'.

**95 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 07/08/2023 – 25/08/2023.

**This meeting closed at 4.10 pm**

**Councillor S Rees  
Chair.**