



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the meeting of the Planning and Development Committee held on Thursday, 5 October 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 W Lewis (Chair)

Councillor G Hughes Councillor J Smith
Councillor L A Tomkinson Councillor R Williams

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

Councillor S Rees Councillor J Bonetto
Councillor A Dennis Councillor S Emanuel
Councillor G Hughes Councillor J Smith
Councillor L A Tomkinson Councillor R Williams

County Borough Councillors in attendance: -

Councillor M Norris

Officers in attendance: -

Mr J Bailey, Head of Planning
Mr G Howard, Senior Planner
Mr S Humphreys, Head of Legal Services

96 WELCOME & APOLOGIES

Apologies for absence were received from County Borough Councillors D Grehan and M Powell.

97 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, County Borough Councillor R Williams declared a personal interest in respect of Application No: 22/1261 Change of use to convert a cow shed/store into a residential unit. (Preliminary Bat Roost Assessment and Surveys received 17/8/22) WEST CAERLAN, SCHOOL STREET, LLANTRISANT, PONTYCLUN, CF72 8EN

“The applicant works with me and has asked me general questions about the planning process.”

98 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.

99 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.

100 MINUTES 17.08.23

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 17.08.2023.

101 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.

102 APPLICATION NO: 23/0514

Residential development of 22 x one and two-bedroom apartments, with associated landscaping, boundary treatment and parking. SITE OF FORMER ROYAL NAVAL ASSOCIATION CLUB, 233 COURT STREET, TONYPANDY, CF40 2RF

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 N Ahmed (Applicant)
- Mr A Silver (Objector)

The Applicant Mr N Ahmed exercised the right to respond to the comments made by the objectors.

The Senior Planner presented the application to Committee and following consideration Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the development would result in overdevelopment, was premature and had concerns over lack of amenity space and parking.

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

103 APPLICATION NO: 23/0727

Change of use of the area from a mixture of both garden and agriculture to all equine use. Propose a change in ground level and material to provide free drainage to a horse training enclosure as shown on plans. PANTGLAS FARM, CAE PANTGLAS, YNYSMAERDY, PONT-YCLUN, PONTYCLUN, CF72 8GX

In accordance with adopted procedures, the Committee received Mr R Pettit (Applicant) who was afforded five minutes to address Members on the above-mentioned proposal.

The Senior Planner 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.

104 APPLICATION NO: 23/0350

Construction of detached garage building and associated private parking area (Amended plans received 07/07/23). LAND WEST OF WILLOWS FARM, RHIGOS ROAD, RHIGOS, ABERDARE, CF44 9UD

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.

105 APPLICATION NO: 23/0623

Change of use from shop (A1) to restaurant with hot food takeaway (A3) including installation of ventilation flue and extraction equipment. 123 MOORLAND CRESCENT, BEDDAU

The Head of Planning referenced a 'late' letter received from Non-Committee Local Member County Borough Councillor R Yeo expressing his concerns in respect 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 amendment to Condition 5 restricting the hours to 10pm rather than the suggested 9pm as follows:

The hours of operation for the business hereby approved shall be restricted to between the following hours: Monday to Sunday: 09.00hours – 22.00 hours.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with

Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

106 APPLICATION NO: 22/1261

Change of use to convert a cow shed/store into a residential unit. (Preliminary Bat Roost Assessment and Surveys received 17/8/22) WEST CAERLAN, SCHOOL STREET, LLANTRISANT, PONTYCLUN, CF72 8EN

The Head of Planning outlined the content of 'late' letters received from Non-Committee, Local Member Sarah Jane Davies in support of the application, and from the planning agent.

The Head of Planning 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 bringing the property back into use would outweigh the lack of amenity space.

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.

107 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 28/08/2023 – 22/09/2023.

This meeting closed at 4.15 pm

**Councillor W Lewis
Chair.**