



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

Minutes of the meeting of the Planning and Development Committee held on Thursday, 19 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 S Rees (Chair)

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

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

Councillor A Dennis  
Councillor D Grehan

**County Borough Councillors in attendance: -**

Councillor J Brencher      Councillor C Leyshon  
Councillor M Norris

**Officers in attendance: -**

Mr S Humphreys, Head of Legal Services  
Mr C Jones, Head of Major Development and Investment  
Mr G Howard, Senior Planning Officer

**108 WELCOME & APOLOGIES**

Apologies for absence were received from County Borough Councillor J Bonetto, W Lewis and M Powell.

**109 DECLARATION OF INTEREST**

At this point in proceedings County Borough Councillor G Hughes in respect of Application 23/0712 Proposed change the use of the property into a Children's Residential Home. 142 KENRY STREET, TONYPANDY, CF40 1DD informed the Committee that he had no personal interest in the application but that:-

"I have discussed the application in my capacity as Local Member with the applicant and local residents".

## **110 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.

## **111 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.

## **112 MINUTES 07.09.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 07.09.23.

## **113 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.

## **114 APPLICATION NO: 23/0575**

**Variation of condition 1 of application 18/0617/15 - to extend the current consent by a further 5 years (original application: 13/0758/10 - Residential development, construction of 3 no. 3 bedroom linked housing units). LAND ADJACENT TO 15 GROVER STREET, GRAIG, PONTYPRIDD, CF37 1LD**

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

Non-Committee, Local Members County Borough Councillors J Brencher and T Leyshon spoke on the application and put forward their concerns in respect of the proposed Development.

**(Note:** At this point in proceedings County Borough Councillor L Tomkinson declared a personal interest in this application, "I am a Councillor on Pontypridd Town Council which are referenced in the report."

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 amendment of the following conditions:

Condition 1 – Amend the condition so that the development permitted shall be begun before the expiration of two years from the date of the permission

Condition 3- Amend bullet point one of the construction works times to:-  
• Monday to Friday 09:00 to 18:00 hours;

Condition 7 – Add an additional requirement to the condition to let residents know about the construction management plan.

## **115 APPLICATION NO: 23/0896**

**Demolition of the existing rear and side extensions, construction of a two-storey side extension and a complete first-floor extension. Works also include alteration to the structure of the existing dwelling and general renovation works (Amended site location plan received 13/09/2023) CARTREF BUNGALOW, HOBBS LANE, HIRWAUN, ABERDARE, CF44 9BU**

The Head of Major Development and Investment presented the application to Committee with a recommendation to defer the application to allow further discussion to take place between the applicants and officers in relation to the front elevation of the proposed development. Following consideration of the request to defer it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to allow further discussion to take place between the applicants and officers in relation to the design of the proposed development.

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## **116 APPLICATION NO: 23/0712**

**Proposed change the use of the property into a Children's Residential Home. 142 KENRY STREET, TONYPANDY, CF40 1DD**

The Head of Major Development and Investment 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 location for the proposed development is unsuitable, there is insufficient parking, the property is not suitable for the proposed use and there is a lack of amenity space for occupants.

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.

**117 APPLICATION NO: 23/0871**

**Outline planning application for a proposed complementary food and drink outlet up to 140sq metres (all matters reserved apart from means of access). Revised site location plan received 13th September 2023 (to remove developable area from the coal high risk zone). KENTUCKY FRIED CHICKEN RESTAURANT, CYMMER ROAD, DINAS, PORTH, CF39 9BL**

The Senior Planning Officer 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.

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**118 APPLICATION NO: 23/0576**

**Change of use and extension to provide 7 new flats and retain existing residential unit on second floor and improvements to commercial areas. 22-22A CARDIFF STREET, ABERDARE, CF44 7DP.**

The Head of Major Development and Investment presented the application, which was originally reported to Committee on 7<sup>th</sup> September 2023, to allow further discussion with the applicant with a view towards overcoming the concerns of Members in respect of the initial submission, with particular regard to the room sizes proposed and the quality of accommodation.

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 and subject to the updated conditions set out in the further report.

**119 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 25/09/2023 – 06/10/2023.

**This meeting closed at 4.00 pm**

**Councillor S Rees  
Chair.**