



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the meeting of the Planning and Development Committee held on Thursday, 9 November 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 J Bonetto
Councillor A Dennis	Councillor S Emanuel
Councillor M Powell	Councillor G Hughes
Councillor L A Tomkinson	Councillor J Smith
	Councillor R Williams

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

Councillor D Grehan

County Borough Councillors in attendance: -

Councillor D Owen-Jones 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, Team Leader, Planning Applications

120 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 No: 23/0979 Timber decking to the rear of the property. 65 HEOL-Y-COED, PONT-Y-CLUN, PONTYCLUN, CF72 9AT
"The applicant is my son".

121 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.

122 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.

123 MINUTES 05.10.23

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 5.10.23 with the amendment of removal of duplication of the note of attendees relating to Members who were in attendance at the Chamber.

124 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.

125 APPLICATION NO: 22/1263/10

Development of four flats, car parking, landscaping and associated works.(Amended Plans Received 04/08/23) LAND OFF ST JOHNS ROAD, TONYREFAIL

(**Note:** At this point in the meeting County Borough Councillor S Emanuel declared a personal and prejudicial interest in this application and left the meeting for its deliberation. "I am a paid employee at Trivallis.")

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 R Jones (Agent)
- Mr G Evans (Objector)

Non-Committee, Local Member County Borough Councillor D Owen-Jones spoke on the application and put forward his concerns in respect of the

proposed Development.

The Agent Mr R Jones was offered the opportunity to respond to the Objector but declined to do so.

The Head of Planning presented the application which was originally reported to Committee on 9th March 2023 where Members deferred the application in order to give the applicant the opportunity to revise the scheme to address concerns regarding the potential impact of the proposed parking scheme upon the openness of the site.

The Head of Planning presented the further report 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 Section 106 Agreement to ensure that the 5 parking spaces to the front of the development are retained in perpetuity for use by the public and subject to the conditions set out in the updated report.

(**Note:** County Borough Councillor D Grehan wished to have recorded that he voted against the approval of the above-mentioned application)

(**Note:** County Borough Councillor S Emanuel returned to the meeting at this point.)

126 APPLICATION NO: 23/0896/10

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

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

The Committee noted that Mr B Snape (Applicant) who had requested to address Members on the Application declined the opportunity. The Committee also noted that Ms R Smith (Objector) who had requested to address Members on the application was not able to do so due to technical issues experienced.

The Head of Planning presented the application which was originally reported to Committee on 19th October 2023 where Members deferred the application to allow for further discussions to take place with the applicant with a view towards overcoming the concerns of Members in respect of the initial submission, with particular regard to the design of the proposed front elevation of the development and its window to wall ratio.

The Head of Planning presented the further report 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 conditions set out in the updated report.

127 APPLICATION NO: 23/0969

Erection of 3 no. near zero carbon bespoke self-build dwellings within the curtilage of existing dwelling and associated works. ST DAVIDS HOUSE, CASTELLAU ROAD, BEDDAU, PONTYPRIDD, CF38 2RA

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.

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 for the reasons outlined in the report.

128 APPLICATION NO:22/1252

Use of land for external police tactics training including external tactics equipment, maintenance access, landscaping, engineering and infrastructure works (in association with proposed police tactics facility at adjacent site within Bridgend County Borough, subject to separate planning application at Bridgend County Borough Council) (amended plans and supporting information received 09/08/23, 18/08/23 and 21/08/23). LAND TO THE SOUTH FELINDRE ROAD, PENCOED LLANHARAN

The Team Leader Planning Applications presented the 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 he was not present for the full debate.)

129 APPLICATION NO: 23/0945

Rhondda Fach Active Travel Route - Phase 2 FORMER MINERAL RAILWAY LINE FROM STATION ROAD, MAERDY, TO GRID REF. SS 98809 97765

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.

130 APPLICATION NO: 23/0979

Timber decking to the rear of the property. 65 HEOL-Y-COED, PONT-Y-CLUN, PONTYCLUN, CF72 9AT

(**Note:** Having earlier declared a personal interest in the application (Minute No. 120), County Borough Councillor W Lewis left the meeting.)

The Team Leader Planning Applications 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.

131 APPLICATION NO: 22/1261/10

**Change of use to convert a cow shed/store into a residential unit.
(Preliminary Bat Roost Assessment and Surveys received 17/8/23) West
Caerlan, School Street, Llantrisant, Pontyclun, CF72 8EN**

The Head of Planning presented the application which was originally reported to Committee on 5th October 2023 where Members were minded to approve the application, contrary to the officer recommendation of the Director, Prosperity and Development.

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 approve the application contrary to the recommendation of the Director, Prosperity and Development for the reasons outlined in the further report.

**132 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 09/10/2023 – 27/10/2023.

This meeting closed at 4.35 pm

**Councillor S Rees
Chair.**