



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

Minutes of the meeting of the virtual Planning and Development Committee held on Thursday, 23 November 2023 at 3.00 pm.

This meeting was recorded, details of which can be accessed [here](#).

**County Borough Councillors – The following Planning and Development Committee Members were present:-**

Councillor S Rees (Chair)

Councillor W Lewis	Councillor J Bonetto
Councillor S Emanuel	Councillor D Grehan
Councillor G Hughes	Councillor J Smith
Councillor L A Tomkinson	Councillor R Williams

**County Borough Councillors in attendance: -**

Councillor M Norris    Councillor J Edwards

**Officers in attendance: -**

Mr J Bailey, Head of Planning  
Mr C Hanagan, Service Director of Democratic Services & Communication  
Mr S Humphreys, Head of Legal Services  
Mr C Jones, Head of Major Development and Investment  
Mr G Howard, Senior Planning Officer  
Mr O Griffiths, Flood, Water and Tip Risk Manager  
Ms J Mynott, Head Of Infrastructure Asset Management  
Mr W Birrell, Principal Engineer - Tips

**133    WELCOME & APOLOGIES**

An apology for absence was received from County Borough Councillor A Dennis.

**134    DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, the following declarations of interest were made:

In respect of Application No. 22/1378/15 Variation of condition 1 of planning permission ref. 15/1635/10 - to extend time limit for commencement of development by one-year (Drainage Briefing Note 10/02/23 Rev.2 - 10/07/23, received 16/06/23) Llwyncelyn Farm, Hafod Lane, Porth, CF39 9UE, County Borough Councillor G Hughes declared a personal interest:

"I have dealt with correspondence from the applicant and objectors in my role working with Chris Bryant MS."

In respect of Application No. 23/0679 Change of use from bed and breakfast to House in Multiple Occupation (HMO) use (Amended Plans received 30/08/2023) CENTRAL HOUSE GUEST HOUSE, STOW HILL, TREFOREST, PONTYPRIDD, CF37 1RZ, County Borough Councillor L Tomkinson declared a personal interest:

"I am a member of Pontypridd Town Council which are referenced in the report."

### **135 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.

### **136 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.

### **137 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.

### **138 MINUTES 19.10.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 19.10.23.

### **139 APPLICATION NO: 23/0679**

**Change of use from bed and breakfast to House in Multiple Occupation (HMO) use (Amended Plans received 30/08/2023) CENTRAL HOUSE GUEST HOUSE, STOW HILL, TREFOREST, PONTYPRIDD, CF37 1RZ**

Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to allow time for Officers to provide additional information in relation to the bin storage and room sizes to

address concerns regarding overdevelopment.

**140 APPLICATION NO: 22/1378/15**

**Variation of condition 1 of planning permission ref. 15/1635/10 - to extend time limit for commencement of development by one year (Drainage Briefing Note 10/02/23 Rev.2 - 10/07/23, received 16/06/23) Llwynceilyn Farm, Hafod Lane, Porth, CF39 9UE**

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 M Todd-Jones (Agent)  
Mr P Thomas (Objector)

The Committee noted that Mr M Popham (Applicant) who had requested to address Members on the Application was not able to do so due to technical issues.

The Agent Mr M Todd-Jones exercised the right to respond to the comments made by the objector.

Non-Committee, Local Member County Borough Councillor J Edwards spoke on the application and put forward her concerns in respect of the proposed Development.

The Head of Major Development and Investment presented the application to Committee and following lengthy consideration including Members questions on the application in relation to stability and drainage being responded to by the Head of Infrastructure Asset Management and the Flood, Water and Tip Risk Manager it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**141 APPLICATION NO: 23/0007**

**Repair and rebuild of farmhouse. (Coal Mining Risk Assessment and Structural Report received 20/09/23) GARTH HALL FARM, ROAD TO GARTH HALL FARM, COED-ELY, TONYREFAIL, PORTH, CF39 8HJ**

**(Note:** At this point in proceedings, County Borough Councillor L Tomkinson declared a personal interest in this application:  
"One of the public speakers is known to me as they were previously a family member.")

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:

Ms H Edmunds (Applicant)  
Ms L Bryan (Supporter)

Ms L Clee (Supporter)

The Committee noted that the following speakers who had requested to address Members on the Application was not present to do so:

Mr J Edmunds (Supporter)

Ms E Lewis (Supporter)

Ms J Maunder (Supporter)

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.

#### **142 APPLICATION NO: 23/0933**

**Creation of three Traveller pitches to include one static caravan, touring caravan and day/utility room per pitch, hard standing area, perimeter timber fence and installation of a package treatment plant. TWELVE OAKS STABLE, LLANHARRY ROAD, LLANHARRY, CF72 9LY**

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

The Senior Planning Officer 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.

(**Note:** County Borough Councillor G Hughes abstained from the vote as he was not present during the whole debate.)

#### **143 APPLICATION NO: 23/0905**

**Retrospective removal of garage/shed to replace with a prefabricated shed and garage together with some vertical feather edge board fence 1800mm high. 16 BAPTIST ROW, BLAENLLECHAU, FERNDALE, CF43 4NY**

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 Cameron (Supporter)

Mr D Hutchison (Objector)

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.

**144 APPLICATION NO: 22/0823**

**Installation of a 35m lattice tower supporting 3 no. antennas, 2 no. transmission dishes, 1 no. equipment cabinet, 1 no. meter cabinet and ancillary development thereto, including a generator and associated fuel tank, a fenced compound for the Shared Rural Network project on behalf of Cornerstone (Amended plans received 25/05/2023 and Ecological Assessment Received 05/10/2023) LAND AT RHIGOS FORESTRY, RHIGOS ROAD, RHIGOS, ABERDARE**

In accordance with adopted procedures, the Committee received Mr J Dodd (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 approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**145 APPLICATION NO: 19/1258**

**Reserved Matters application for new primary school and associated infrastructure including access and landscaping (submitted pursuant to outline (hybrid) planning permission 10/0845/34). (Amended plans received 30 September 2021, 05 April 2022; updated ecology information received 22 June 2023, 09 October 2023) LAND AT FORMER OPEN CAST COAL SITE, LLANILID**

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.

**146 APPLICATION NO: 23/0994**

**Solar farm, including ground mounted solar panels, sub stations, inverters, access tracks, security fencing and private wire. LAND AT FORMER COED ELY COLLIERY, OFF THE A4119, COED ELY.**

**(Note: County Borough Councillor R Williams left the meeting at this point and did not return.)**

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.

**147 APPLICATION NO: 23/0712/10**

**Proposed change the use of the property into a Children's Residential Home, 142 Kenry Street, Tonypany, CF40 1DD**

The Head of Major Development and Investment presented the application

which was originally reported to Committee on 19<sup>th</sup> October 2023, where Members were minded to refuse 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 refuse the application contrary to the recommendation of the Director, Prosperity and Development for the reasons outlined in the further report.

**148 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 30/10/2023 – 10/11/2023.

**This meeting closed at 5.35 pm**

**Councillor S Rees  
Chair.**