



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

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 14 December 2023 at 2.30 pm.

This meeting was live streamed, 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 A Dennis	Councillor S Emanuel
Councillor D Grehan	Councillor G Hughes
Councillor M Powell	Councillor J Smith
Councillor R Williams	

**County Borough Councillors in attendance: -**

Councillor D Evans

**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 A Rees, Senior Engineer

**149 WELCOME AND APOLOGIES**

Apologies for absence were received from County Borough Councillor L Tomkinson.

**150 DECLARATION OF INTEREST**

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

**151 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.

## **152 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.

## **153 MINUTES 09.11.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 09.11.23.

## **154 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.

## **155 APPLICATION NO: 23/0412**

**New four bedroom dwelling with detached garage and two additional parking spaces. LAND ADJACENT TO 4 NASH STREET, ABERCYNON, MOUNTAIN ASH, CF45 4PB**

Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to allow Planning Officers more time to review further information received for the application.

## **156 APPLICATION NO: 23/0514/10**

**Residential development of 20 x one and two-bedroom apartments, with associated landscaping, boundary treatment and parking (Description amended on receipt of revised plans on 31/10/23, reducing number of units and removing top floor). Site of Former Royal Naval Association Club, 233 Court Street, Tonypany, 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 (Agent)
- Mr A Silver (Objector)

The Agent Mr N Ahmed exercised the right to respond to the comments made by the objector.

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

The Head of Planning presented the further report highlighting to Members the revisions made by the Applicant to the original plans and Members gave consideration to the further report, highlighting the potential strengths and weaknesses and following discussions, it was **RESOLVED** to approve the application for the reason outlined in the report and to the conditions contained within the updated report.

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

#### **157 APPLICATION NO: 23/0904**

**Two storey extension one side, one storey extension the other, attic conversion and engineering works to the rear to include ground levelling and access steps. 45 HILL STREET, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8TW**

(**Note:** County Borough Councillor M Powell joined the meeting at this point.)

(**Note:** At this point in proceedings County Borough Councillor W Lewis declared a personal and prejudicial interest in Application 23/0641:  
"I am employed by the Applicant and have worked on this site.")

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

The Head of Planning outlined the contents of a 'late' letter submitted by a neighbouring property detailing their objection to 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.

(**Note:** County Borough Councillor M Powell abstained from the vote as he was not present for the full item.)

#### **158 APPLICATION NO: 23/1115**

**Development of 10 affordable dwellings and associated works. LAND AT DERWEN ROAD, YSTRAD, PENTRE, CF41 7QQ**

(**Note:** At this point in proceedings County Borough Councillor S Emmanuel declared a personal and prejudicial interest for this application:  
"I am employed by Trivallis who are the applicants.")

Therefore, he left the meeting for this item and did not take part in the debate or vote.)

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

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 completion of a section 106 agreement requiring that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

**159 APPLICATION NO: 23/0641**

**Discharge of condition 34 (Sustainable Development Strategy) of 10/0845/34 (insofar that it relates to Phases 3 and 4). LAND AT FORMER OPEN CAST COAL SITE AND LAND TO THE NORTH OF THE A473, LLANILID (PHASE 3 & 4)**

**(Note:** County Borough Councillor S Emmanuel returned to the meeting at the beginning of this item and County Borough Councillor G Hughes left the meeting at this point and did not return.)

**(Note:** Having earlier declared an interest in the above-mentioned application, County Borough Councillor W Lewis left the meeting for this item).

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

**(Note:** A motion was seconded to defer the application but failed)

**160 APPLICATION NO: 22/1279**

**Conversion of a former public house into apartments. FULL MOON HOTEL, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 7HH**

**(Note:** County Borough Councillor W Lewis returned to the meeting at the start of this item.)

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.

**161 APPLICATION NO: 23/0118**

**Extensions to create 10 no. bed hotel with bar, restaurant, welfare areas and car park extension. Rear extension to include solar panels (Tree Survey Rec. 05/06/23) (Preliminary Ecological Appraisal rec. 12/06/23) (Updated Preliminary Ecological Appraisal rec. 29/06/23)(Additional Bat Surveys Rec. 06/10/23) NAVIGATION HOUSE HOTEL, THE BASIN, CILFYNYDD ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4RR**

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.

**162 APPLICATION NO: 23/1068**

**Construction of skate park for all skate disciplines - Skateboards, BMX, WCMX, Scooters etc, with associated landscaping and drainage works. LLANHARRY PARK, LLANHARRY ROAD, LLANHARRY, PONTYCLUN**

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.

**163 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 13/11/2023 – 01/12/2023.

**This meeting closed at 4.30 pm**

**Councillor S Rees  
Chair.**