



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 21 March 2024 at 3.00 pm at Council Chamber, 2 Llys Cadwyn, Taff Street, Pontypridd, CF37 4TH.

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

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

Councillor J Bonetto	Councillor G Hughes
Councillor D Grehan	

County Borough Councillors in attendance: -

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 A Rees, Senior Engineer

230 WELCOME & APOLOGIES

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

231 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, County Borough Councillor S Rees declared a personal interest in respect of Application 23/144 Demolition of existing buildings and proposed development of 4 no. residential dwellings and 4 no. flats, landscaping, bat roost mitigation, bin store, bike store and associated works. THE OLD SCHOOL, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0UT.

“Two of the public speakers are known to me through my work in the Community.”

232 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.

233 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.

234 MINUTES 22.02.24

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 22.02.24.

235 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.

236 APPLICATION NO: 23/1444

Demolition of existing buildings and proposed development of 4 no. residential dwellings and 4 no. flats, landscaping, bat roost mitigation, bin store, bike store and associated works THE OLD SCHOOL, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0UT

Following consideration by Committee, it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the potential impact that the proposed development would have on highways safety and the sustainability of the location.

237 APPLICATION NO: 24/0017

Single storey and two storey extension 20 PINEWALK DRIVE, GLYNFACH, PORTH, CF39 9NL

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 A Gregory (Objector)
- Ms C Walters (Objector)
- Ms B Tatchell (Objector)

The Head of Major Development and Investment presented the application to Committee and following consideration it was **RESOLVED** to defer the application to a future meeting of the Planning & Development Committee to request further information from the applicant to illustrate the visual impact of the proposed development on the neighbouring property.

(**Note:** County Borough Councillor L Tomkinson joined the meeting during this item and therefore did not take part in the vote)

238 APPLICATION NO: 23/1294

Part change of use from offices (B1 use class) to a gymnasium (D2 use class) FAIRLEAP HOUSE, BRECON ROAD, HIRWAUN, ABERDARE, CF44 9NS

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 Harris (Supporter)
- Ms S Tuck (Supporter)

The Head of Planning outlined the contents of two 'late' letters received from Non-Committee Local Member Councillor A Rogers in support of the application and from the residents of a neighbouring property outlining their concerns regarding 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 subject to the conditions set out within the report and to an additional condition no. 6:

Condition 6: Notwithstanding the submitted plans, development shall not commence until full engineering design and details of the private shared access widened to a minimum of 4.5m including its tie in with Brecon Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation.

REASON: To ensure the adequacy of the proposed development, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.'

239 APPLICATION NO: 23/1194

Proposed development of 14 affordable dwellings, sustainable drainage, parking and associated works.(Revised site layout, soft landscaping proposals, Landscape Specification & Management Plan, Green Infrastructure Statement, Habitat Management Plan and Species Mitigation Strategy received 22nd February 2024) SITE OF FORMER RHIWGARN COUNTY INFANTS SCHOOL, WAUN WEN, TREBANOG, PORTH, CF39 9LX

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 a Section 106 Agreement

- i) .to ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs; and
- ii) To secure an off-site contribution of £14,000 (£1,000 per dwelling) to the upgrading of the existing play area at Henllys.

240 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 26/02/2024 – 08/03/2024.

This meeting closed at 4.05 pm

**Councillor S Rees
Chair.**