



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 18 July 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 W Lewis (Chair)

Councillor S Rees Councillor S Emanuel
Councillor W Owen Councillor M Powell
Councillor J Smith Councillor L A Tomkinson
Councillor R Williams

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

Councillor J Bonetto Councillor A Dennis

County Borough Councillors in attendance: -

Councillor M Norris Councillor M Ashford
Councillor W Jones

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 A Rees, Senior Engineer
Mr N Pilliner, Environmental Protection and Housing Standards Manager
Mr G Howard, Senior Planner

34 WELCOME & APOLOGIES

An apology for absence was received from County Borough Councillor D Grehan.

35 DECLARATION OF INTEREST

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

County Borough Councillor S Emanuel declared a personal and prejudicial interest in respect of Application No: 22/1149 Construction of aggregates recovery facility. (Amended PEA, updated and additional drawings and sections, Air Quality Assessment received 4th May 2023, Revised Transport Assessment and Air Quality Addendum received 28th September 2023, Air Quality Technical Note received 10th November 2023, Updated Noise Assessment received 14th December 2023. Green Infrastructure Statement and Updated Ecological Management Plan received 5th February 2023). FFOREST WOOD QUARRY, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9XD
“My employer has submitted representation as part of the application process.”

County Borough Councillor S Emanuel also declared a personal and prejudicial interest in respect of Application No: 23/1144 Refurbishment of hotel incorporating restaurant, kitchen, and toilet extensions, two storey detached bedroom block containing 6 No. disabled bedrooms, a village shop, and an activity storage building. Construction of access path and ramp on adjoining land to the southwest and use of this land for a beer garden (Description amended to remove car park and play area on receipt of revised plans received 19th February 2024. Parking Survey received 29th May 2024. PEA and Bat Survey Report received 14th June 2024) HENDREWEN HOTEL PUBLIC HOUSE, HENDRE-WEN ROAD, BLAEN-CWM, TREORCHY, CF42 5DR
“I have been involved in public meetings with the objectors and applicant. I will exercise my right to address the Committee under 14(2) of the Code of Conduct and then leave the meeting.”

County Borough Councillor W Owen declared a personal and prejudicial interest in respect of Application No: 22/1149 Construction of aggregates recovery facility. (Amended PEA, updated and additional drawings and sections, Air Quality Assessment received 4th May 2023, Revised Transport Assessment and Air Quality Addendum received 28th September 2023, Air Quality Technical Note received 10th November 2023, Updated Noise Assessment received 14th December 2023. Green Infrastructure Statement and Updated Ecological Management Plan received 5th February 2023). FFOREST WOOD QUARRY, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9XD
“I am the Chair of Pontyclun Town Council which has submitted an objection against this application.”

36 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.

37 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.

38 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 06.06.24.

39 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.

40 APPLICATION NO: 22/1149

Construction of aggregates recovery facility. (Amended PEA, updated and additional drawings and sections, Air Quality Assessment received 4th May 2023, Revised Transport Assessment and Air Quality Addendum received 28th September 2023, Air Quality Technical Note received 10th November 2023, Updated Noise Assessment received 14th December 2023. Green Infrastructure Statement and Updated Ecological Management Plan received 5th February 2023). FFOREST WOOD QUARRY, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9XD

(**Note:** Having previously declared a personal and prejudicial interest in respect of this application, County Borough Councillors S Emanuel and W Owen left the meeting at this point.)

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 S Watcham (Agent)
- Mr O Lloyd (Supporter)
- Ms S Bolton (Objector)
- Ms S Evans (Objector)
- Ms S Baber (Objector)
- Mr A Hughes (Objector)
- Mr D Lewis (Objector)

The Agent Mr S Watcham exercised the right to respond to the comments made by the objectors.

Non-Committee, Local Member County Borough Councillor M Ashford spoke on the application and put forward his objections in respect of the proposed Development.

The Senior Planner presented the application to Committee and following lengthy consideration Members were minded to refuse the application due to concerns relating to highways safety, the visual impact and environmental impact of vehicles on the village of Pontyclun.

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.

(Note: Following conclusion of this application, County Borough Councillors S Emanuel and W Owen returned to the meeting and County Borough Councillor S Rees joined the meeting.)

(Note: County Borough Councillor M Powell wished to record his vote in favour of the motion to refuse the application.)

41 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

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 G Jones (Agent)
- Ms A Davies (Objector)
- Mr A Falder (Objector)

The Agent Mr G Jones exercised the right to respond to the comments made by the objectors.

In accordance with Minute No:236 of the Planning and Development Committee held on the 21st March 2024, the Committee considered the report of the Service Director of Democratic Services & Communication outlining the outcome of the site visit inspection which was held on the 16th April 2024 in respect of the application which was recommended for approval by the Service Director Planning.

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 a section 106 agreement requiring the following:

1. The developer will be required to enter into a S106 agree to ensure the long-term maintenance and management of the proposed standalone bat roost building at plot 8. The details to be secured should include the following: a) Detail the monitoring, management and maintenance of the bat house (which are to be agreed). b) Secure the implementation of (a) above. c) Detail the tenure of the bat house. d) Provide details of the financial measures to secure implementation of the above. e) Secure drawings setting out areas to be covered by the long-term obligation.
2. The development would provide 100% affordable housing, which would accord with Policy NSA11 of the Rhondda Cynon Taf Local Development Plan. These would need to be secured via a S106 agreement to ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

42 APPLICATION NO: 23/1144

Refurbishment of hotel incorporating restaurant, kitchen, and toilet extensions, two storey detached bedroom block containing 6 No. disabled bedrooms, a village shop, and an activity storage building. Construction of access path and ramp on adjoining land to the southwest and use of this land for a beer garden (Description amended to remove car park and play area on receipt of revised plans received 19th February 2024. Parking Survey received 29th May 2024. PEA and Bat Survey Report received 14th June 2024) HENDREWEN HOTEL PUBLIC HOUSE, HENDRE-WEN ROAD, BLAEN-CWM, TREORCHY, CF42 5DR

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 Roberts (Applicant)
- Ms J Baker (Objector)

The Applicant Mr M Roberts exercised the right to respond to the comments made by the objector.

(Note: Having earlier declared an interest in the application (Minute No. 35), Committee/ Local Member, County Borough Councillor S Emanuel exercised his right to address the Committee under 14(2) of the Code of Conduct on the application and put forward his concerns in respect of the application and left the meeting for its deliberation).

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

The Head of Planning outlined the contents a 'late' letter received from the Agent in support of the 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.

The Committee also requested to send that a letter be sent to the Council's Corporate Estates department setting out matters that the Committee's concerns in relation to would like considered in any lease of the green landland proposed to be used for a beer garden namely:-

- The treatment and siting of the existing memorial benches;
- Whether any of the trees on the land were planted as memorials and ensuring the protection of the trees;
- Clarity about what the lease might enable the land to be used for and the frequency of such uses, including, community events, weddings, marquees or other temporary structures; and
- Ensuring that public access is to be maintained in the long term and how this will be managed should there be, for example, a private function.

43 APPLICATION NO: 24/0373

Change of use from a C3 dwelling house to a C4 HMO (4 bedrooms) (Amended plans and description received 13/05/2024) 28 BRYNHYFRYD

STREET, CLYDACH, TONYPANDY, CF40 2DZ

Following consideration by Committee, it was **RESOLVED** to defer the application to a future meeting of the Planning & Development Committee to allow a planned meeting to take place to discuss wider issues around HMO applications.

44 APPLICATION NO: 24/0374

Change of use from a C3 dwelling house to a C4 HMO (4 bedrooms). 3 BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AA

Following consideration by Committee, it was **RESOLVED** to defer the application to a future meeting of the Planning & Development Committee to allow a planned meeting to take place to discuss wider issues around HMO applications.

45 APPLICATION NO: 24/0321

Proposed two storey rear extension above basement and raised deck (re-submission) 16 THE AVENUE, PONTYPRIDD, CF37 4DF

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 Hathaway (Agent)
- Dr F Brookman (Objector)

The Agent Mr R Hathaway exercised the right to respond to the comments made by the objector.

At this point in proceedings the Committee resolved that the meeting would continue beyond 3 hours in duration.

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.

46 APPLICATION NO: 23/0902

Outline planning permission with all matters reserved for the construction of a detached dwelling and garage with an additional associated parking facility. PARCEL OF LAND TO THE NORTH OF TESCO LTD AND CONTAINED BETWEEN 29 TUDOR TERRACE, ABERDARE AND THE ABERDARE BYPASS HIGHWAY

The Head of Planning outlined the content of a 'late' letter received from County Borough Councillor S Bradwick in objection of the application.

The Head of Planning 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 had concerns regarding highways safety and the development would be incongruous in the area.

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.

(Note: County Borough Councillor M Powell left the meeting at this point and did not return.)

47 APPLICATION NO: 24/0112

Single storey extension.(Preliminary Roost Assessment received 05/03/24)YSGOL GYNRADD GYMRAEG CASTELLAU, CASTELLAU ROAD, BEDDAU, PONTYPRIDD, CF38 2AA

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.

48 APPLICATION NO: 24/0421

Installation of a modular constructed childcare unit to replace portacabin GLENBOI COMMUNITY PRIMARY SCHOOL, ABERCWMBOI ISAF ROAD, MOUNTAIN ASH, CF45 3DW

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.

49 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 10/06/2024 – 05/07/2024.

Due to time constraints the following applications were not presented or determined at this meeting. They will be determined at a future meeting date.

50 APPLICATION NO: 24/0062

The proposed development of 9 dwellings, access, car parking and associated works LAND TO THE WEST OF HAWTHORN TERRACE, PERTHCELYN, MOUNTAIN ASH

51 APPLICATION NO: 24/0417

Change of use of the ground floor of Unit 5 National Court from a Hairdressers (Planning Use Class A1) to a Public House (Planning Use Class A3). UNIT 5 NATIONAL COURT, 3-6 CARDIFF STREET, ABERDARE, CF44 7DP

52 APPLICATION NO: 24/0423

Outline residential development for nine dwellings with all matters reserved (Ecological Impact Assessment Report received 9th May 2024) LAND TO THE NORTH OF RHIGOS ROAD, TYNEWYDD, TREHERBERT

53 APPLICATION NO: 24/0116

Change of use from a C3 dwelling house to a C4 house in multiple occupancy (HMO) (5 bedrooms), along with alterations to the rear lean-to extension (Amended plans received 27/03/2024) 73 LLEWELLYN STREET, TRECYNON, ABERDARE, CF44 8LP

54 APPLICATION NO: 24/0323

Change of use from a C3 dwelling house to a C4 house in multiple occupancy (HMO) (5 bedrooms), internal re-arrangements to suit minimum standards. Additionally, demolish old porch area at rear. 2 GORDON STREET, TONPENTRE, PENTRE, CF41 7HH

This meeting closed at 6.30 pm

**Councillor W Lewis
Chair.**