



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 26 September 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 Owen Councillor D Grehan
Councillor L A Tomkinson

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

Councillor J Bonetto Councillor A Dennis
Councillor S Emanuel Councillor R Williams

Officers in attendance: -

Mr J Bailey, Head of Planning
Mr C Jones, Head of Major Development and Investment
Mr A Rees, Senior Highways Engineer
Ms L Coughlan, Legal Officer

93 WELCOME & APOLOGIES

Apologies for absence were received from County Borough Councillor W Lewis and J Smith.

94 DECLARATION OF INTEREST

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

95 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.

96 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.

97 MINUTES 18.07.24 & 15.08.24

The Legal Officer explained to Members that at the previous meeting on 12th September a query was raised by County Borough Councillor M Powell in relation to the minutes of the meeting of 18th July. Members were informed that following the meeting the recording was reviewed and the detail of the minutes is felt to be an accurate reflection of the resolution of the meeting. Therefore, it was **RESOLVED** to approve as an accurate record, the minutes of the meetings of the Planning and Development Committee held on the 18.07.24 and 15.08.24.

98 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.

99 APPLICATION NO: 24/0371

Conversion and change of use to ground floor convenience store and food takeaway with single residential first floor unit above FORMER COURT HOTEL, COURT STREET, TONYPANDY, CF40 2RF

In accordance with adopted procedures the Committee received Mr G Singh (Applicant) 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.

100 APPLICATION NO: 24/0055

Conversion of chapel into 6 no 2 bed apartments SARON CHAPEL, SARON STREET, TREFOREST, PONTYPRIDD

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:** During the debate on this item, County Borough Councillor L Tomkinson declared a personal interest in respect of this application.

"I am a Pontypridd Town Councillor".)

101 APPLICATION NO: 24/0641

Change of use from dwelling house (Use Class C3) to residential care home (Use Class C2) for up to 4 children THE BIELD, NEW ROAD, YNYS-Y-BWL, PONTYPRIDD, CF37 3HA

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.

102 APPLICATION NO: 24/0681

Detached dwelling LAND ADJ TO 7 HIGHLAND PLACE, ABERDARE, CF44 7RA

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.

103 APPLICATION NO: 24/0767

Proposed Change of Use from A1 Shop to A3 Sports Bar. PREMIER SHOP, 9 - 10 STRYD YR ORSAF, PORTH RHONDDA CYNON TAF, CF39 9NR

The Head of Major Development and Investment outlined the contents of a 'late letter' submitted by Porth and District Chamber of Trade in support of the application.

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 amendment of Condition 4 to be in line with standard public house opening hours.

104 APPLICATION NO: 24/0831

Modular kiosk for commercial retail use (Classes A1 and A3) FORMER BINGO HALL SITE, SARDIS ROAD, PONTYPRIDD CF37 1QN

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.

105 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 02/09/2024-13/09/2024.

This meeting closed at 3:50pm

**Councillor S Rees
Chair.**