



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

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 10 October 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 S Emanuel  
Councillor W Owen    Councillor M Powell  
   Councillor R Williams

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

Councillor A Dennis    Councillor J Bonetto  
   Councillor J Smith

**County Borough Councillors in attendance: -**

Councillor M Norris    Councillor N H Morgan

**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

**106    WELCOME & APOLOGIES**

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

**107    DECLARATION OF INTEREST**

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

**108 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.

**109 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.

**110 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 12.09.24.

**111 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.

**112 APPLICATION NO: 24/0217**

**Two-storey side and first floor rear extensions, and enclosed balcony to front (amended description 04/09/2024) 8 Brook Place, Pentre, CF41 7DT**

Non-Committee, Local Member County Borough Councillor N Morgan spoke on the application on behalf of the applicant and put forward his support in respect of the proposed Development.

The Head of Major Development and Investment presented the application to Committee and following consideration Members were minded to approve the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposed balcony does not represent a visually incongruous form of development that would have a significant detrimental impact upon the character and appearance of the host dwelling and surrounding area in view of its end of terrace location.

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 together with proposed conditions.

**113 APPLICATION NO: 23/0689**

**Phase ii tourism development with creation of 4 no. holiday lodges and 1 no. meet and greet office building together with parking, landscaping and biodiversity enhancements (Updated Preliminary Ecological Assessment and Environmental Impact Assessment Report rec. 24/04/24). LAND AT WATERFALL COUNTRY PODS, PENCAEDRAIN FARM, DINAS TERRACE TO COED WERNHIR, RHIGOS, ABERDARE, SA11 5NF**

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.

**114 APPLICATION NO: 24/0525**

**Construction of B2 workshop building (Unit A11) (Retrospective) DRAGON INTERNATIONAL STUDIOS, NEW ROAD, LLANHARAN**

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.

**115 APPLICATION NO: 24/0526**

**Construction of B1 office building (Unit H6) (Retrospective) 5 - 8 9 - 24 25 - 36 DRAGON INTERNATIONAL STUDIOS, NEW ROAD, LLANHARAN**

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.

**116 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 16/09/2024-27/09/2024.

**This meeting closed at 3.37 pm**

**Councillor S Rees  
Chair.**