



RHONDDA CYNON TAF COUNCIL
Planning and Development Committee

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 24 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 W Owen
Councillor R Williams Councillor L A Tomkinson

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

Councillor A Dennis Councillor J Bonetto
Councillor D Grehan Councillor S Emanuel
Councillor M Powell

County Borough Councillors in attendance: -

Councillor R Bevan Councillor J Edwards
Councillor D Wood

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

117 DECLARATION OF INTEREST

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

118 WELCOME & APOLOGIES

An apology for absence was received from County Borough Councillor J Smith.

119 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.

120 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.

121 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.

122 APPLICATION NO: 24/0721

Proposed phased development for the change of use of The Fox and Hounds, Llanharry (Class A3) to create two dwellings and the erection of a single dwelling within the car park together with associated works. Fox And Hounds Inn, Llanharan Road, Llanharry, Rhondda Cynon Taf, CF72 9LL

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 D Donaldson (Applicant)
- Mr E Edwards (Objector)
- Mr A Purchase (Objector)
- Mr M Meredith (Objector)

The Applicant Mr D Donaldson exercised the right to respond to the comments made by the objectors.

The Head of Planning outlined the content of a 'late' letter received from local residents in objection of the application.

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.

(Note: County Borough Councillor M Powell joined the meeting during the debate and did not participate in the vote.)

123 APPLICATION NO: 24/0818

Change of use of 2 bed residential unit (Planning Use Class C3) into 4 bed HMO (Planning Use Class C4) (Amended plan received 07/10/2024). 2 Hurford Crescent, Pontypridd, Rhondda Cynon Taf, CF37 2LD

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

Non-Committee/ Local Member – County Borough Councillor D Wood spoke on the application and put forward her concerns regarding highways safety, the unsuitable location of the property for the proposed development and overcrowding.

The Head of Major Development and Investment 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 were of the view that the proposal would result in detrimental highways impact, detrimental residential amenity and detrimental in relation to the Wellbeing of Future Generations Act (Wales) 2015.

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 S Emanuel joined the meeting during the debate and therefore did not participate in the vote.)

124 APPLICATION NO: 22/1307

Reconstruction and conversion of the Grade II Listed vacant public house 'Wattstown Hotel' into a care home facility providing 12 no. units. (Preliminary Roost Assessment received 24/04/2024, updated Heritage Impact Assessment and Design and Access Statement received 04/07/2024, addendum to updated HIA and DAS received 29/07/2024. Description changed on 31/07/2024 to reflect reduction in bedrooms from 22 to 12 units and scope of development following fire) Wattstown Hotel Public House, Aberllechau Road, Wattstown, Porth, CF39 0PB

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

Non-Committee, Local Member County Borough Councillor J Edwards spoke on the application and put forward her support in respect of the proposed Development.

Non-Committee/ Local Member – County Borough Councillor R Bevan also spoke on the application and put forward some concerns in respect

of the proposed Development.

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.

125 APPLICATION NO: 22/1076

Residential development for 5 No detached dwellings with detached double garages together with private drive (Outline Application) (PEA received 30/5/23, Tree Report and Plan received 22/3/24, Green Infrastructure Statement received 31/07/23) Land at The Rear of 166 to 180 Robert Street, Ynys-Y-Bwl, 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 subject to the completion of a section 106 agreement to secure a detailed and long term Landscape Ecological Management Plan to include specific measures to retain and enhance the western scrub woodland area as a nature reserve and vegetated boundaries to the south and north of the development site, including unlit tree corridors.

126 APPLICATION NO: 23/0178

Conversion and Change of use of Former Chapel workshop for the construction of 1no. flat and 2no. bedsits (Bat Reports received 21/10/2023 & 26/06/2024) Land adj to 23 Napier Street, Mountain Ash

Following consideration by Committee, it was **RESOLVED** to defer the application to a future committee date to allow Planning Officers time to undertake further clarification on matters related to the application.

(**Note:** County Borough Councillor R Williams declared a personal interest in this application. "The applicant's known to me.")

127 APPLICATION NO: 24/0788

Proposed conversion of former workingmen's club into 6 no. 1 bedroom flats with rear parking and amenity areas. The Marxian Working Mens Club and Institute, 118 - 119 Court Street, Tonypany, Rhondda Cynon Taf, CF40 2RN

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.

128 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 30/09/2024 - 11/10/2024.

This meeting closed at 4.45 pm

**Councillor S Rees
Chair.**