



## **RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**

Minutes of the meeting of the Planning and Development Committee held on Thursday, 24 January 2019 at 5.00 pm at the Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX.

### **County Borough Councillors - Planning and Development Committee Members in attendance:-**

Councillor S Rees (Chair)

Councillor G Caple      Councillor J Bonetto  
Councillor P Jarman      Councillor G Hughes  
Councillor S Powell      Councillor W Owen  
Councillor R Yeo

### **Officers in attendance:-**

Mr C Jones, Development Control Manager  
Mr J Bailey, Development Control Manager  
Mr S Zeinali, Highways Development Control Manager  
Mr S Humphreys, Head of Legal Planning & Environment

### **County Borough Councillors in attendance:-**

Councillor S Bradwick, Councillor S. Rees-Owen, Councillor M Weaver and Councillor T Williams

#### **191 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors D. Grehan, J. Harries and J. Williams.

#### **192 DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, County Borough Councillor T. Williams declared the following personal and prejudicial interest in Item 9 – Application 18/1079 - Residential development (Outline), land east of and adjacent to the junction of Brynmair Road and Fforchaman Road, Cwmaman, Aberdare. "I live in close vicinity to the proposed development and therefore, in accordance with Paragraph 14(2) of the Code of Conduct, I will speak on the item and leave the meeting whilst it is deliberated."

#### **193 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.

**194 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.

**195 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 20<sup>th</sup> December, 2018.

**196 CHANGE TO THE ORDER OF THE AGENDA**

The Committee agreed that the agenda would be considered out of sequence, as detailed in the minutes set out hereunder.

**197 APPLICATION: 18/0905**

**Outline permission to erect one detached dwelling with associated parking and amenity space. (All Matters Reserved), land west of High Street, Ynysybwl, Pontypridd.**

In accordance with adopted procedures, the Committee received the following public speakers who were afforded five minutes to address Members on the above-mentioned proposal:

- Mr Chris Boardman (Agent)
- Mrs Jill Price (Objector)

The Agent, Mr Chris Boardman exercised the right to respond to the comments made by the objector.

The Development Control Manager presented the application for outline planning permission and following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

**198 APPLICATION: 18/1030**

**Re-profiling of 4.7 hectares of land to improve landscape and agricultural production, and provide menage and amenity lake (Amended site location – red-line boundary plan received 06/11/18), Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd.**

The Committee noted that the following public speakers who had requested to address Members on the application were not present to do so:

- Mr Paul Bastuba (Objector)
- Mr Richard Perkins (Objector)

The Development Control Manager outlined the contents of a 'late' letter received from Local Member, County Borough Councillor J. James in support of

the application and three 'late' letters with objections to the application on matters of land ownership.

The Development Control Manager presented the application and following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

**199 APPLICATION: 18/1205**

**Demolition of existing building and the erection of 8 no. affordable residential dwellings over three storeys, car parking and associated works, Former Pentre Hotel, Llewellyn Street, Pentre.**

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

Non-Committee/ Local Member – County Borough Councillor S. Rees-Owen spoke on the application and put forward her support in respect of the proposed development and her request that Members consider including conditions regarding the construction of the development, security of the development and to ensure the development is noise protected due its location.

The Development Control Manager presented the application and advised that should Members choose to approve the application he recommended:

- The amendment of the reason for Condition 3 to read: '*To ensure that the level of parking provided will not have an adverse impact on highway safety, free flow of traffic and amenity in accordance with Policy AW5 of the Rhondda Cynon Taff Local Development Plan.*'
- An additional Condition for hours of construction/working;
- An additional Condition for submission of a scheme for boundary/security fencing during period of construction;
- An additional Condition for submission of measures to be incorporated into the build to provide acoustic protection between the flat next to the adjoining car repair garage (Pentre Motors).

Following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the amendments to and addition of the Conditions detailed above.

**200 APPLICATION: 18/1079**

**Residential development (Outline), land east of and adjacent to the junction of Brynmair Road and Fforchaman Road, Cwmaman, Aberdare.**

The Development Control Manager advised the Committee that following the site inspection which was undertaken by Members on Tuesday 15<sup>th</sup> January, 2019, Highways had made revised observations and raised additional concerns.

At the request of the Development Control Manager, Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee in order for officers to consider the revised observations and additional concerns raised by Highway's.

**201 APPLICATION: 18/1083**

**Residential development (Outline), land to the rear of Brecon Road & Adjacent to Long Meadow Close, Hirwaun.**

The Development Control Manager advised the Committee that following the site inspection which was undertaken by Members on Tuesday 15<sup>th</sup> January, 2019, Highways had made revised observations to the Conditions outlined within the report.

At the request of the Development Control Manager, Members **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee in order for officers to consider the revised observations raised by Highway's.

**202 APPLICATION: 18/1080**

**Residential Development (Outline), land adjacent to junction of Gwladys Street and Heol Keir Hardie, Penywaun, Aberdare.**

In accordance with Minute No: 176 of the Planning and Development Committee held on the 20<sup>th</sup> December, 2018, the Committee considered the report of the Director, Communications and Interim Head of Democratic Services outlining the outcome of the site visit inspection which was held on the 15<sup>th</sup> January, 2019 in respect of the application which was recommended for approval by the Service Director Planning.

Following discussion, Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

**203 APPLICATION: 18/1202**

**Variation of condition 2 (Approved plans) of permission 17/1338/10 to substitute approved layout and cross sections to enable minor repositioning of dwellings and alterations to rear gardens, land adjacent to 26 Llwynmadoc Street, Pontypridd.**

The Development Control Manager presented the report and Members **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

**204 APPLICATION: 15/0275**

**Conversion of a disused barn to single residential unit. (Revised Supporting Statement received 29/05/15) (Additional information has been submitted by the applicant in relation to this application), Trefechan Farm, Cilfynydd, Pontypridd.**

The Development Control Manager presented the application which was originally reported to Committee on 20<sup>th</sup> December, 2018 where Members were minded to approve the application, contrary to the recommendation of the Service Director, Planning (Minute 168 refers).

The Development Control Manager continued by outlining the contents of two 'late' letters received from local residents in objection to the application.

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussion, it was **RESOLVED** to approve the application contrary to the recommendation of the Service Director, Planning as Members were still of the view that the residential unit in the countryside was already in use and the changes proposed by the application would have no greater impact than its previous use as a kennels and cattery with residential accommodation above and would not have a detrimental impact on neighbouring properties.

**205 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 17<sup>th</sup> December, 2018 and 11<sup>th</sup> January, 2019.

**This meeting closed at 5.55 pm**

**CLLR S REES  
CHAIR.**