



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 7 March 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 D Grehan
Councillor G Hughes	Councillor J Williams
Councillor S Powell	Councillor R Yeo

Officers in attendance:-

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

County Borough Councillors in attendance:-

Councillor R Bevan

222 DECLARATION OF INTEREST

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

223 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.

224 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.

225 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting

of the Planning and Development Committee held on the 24th January, 2019.

226 APPLICATION: 18/0374

Proposed construction of 6 No. 2 bed terraced houses, parking and private road (revised details and site location plan submitted 11/12/2018), land to rear of 16 to 32 Gorsedd Street, Mountain Ash.

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

(**Note:** At this point in proceedings, County Borough Councillor R. Yeo joined the meeting and therefore, did not exercise his right to vote)

(**Note:** County Borough Councillors P. Jarman and J. Williams wished to have recorded that they voted against the approval of the above-mentioned application)

227 APPLICATION: 18/1084

Residential development (Outline), vacant land at Corbett Street, Treherbert.

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

228 APPLICATION: 18/1086

Residential development (Outline), land at entrance to Hendre Gwilym, Penygraig, Tonypany.

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

229 APPLICATION: 18/1393

Single storey, 7 bay, demountable building to form a nursery classroom for 30 pupils, with pupil toilet facilities. New pedestrian access route protected by padlocked and removable bollards to allow for emergency vehicle access to nursery. Increased car parking at bus drop off and collection to allow for three taxis and 12 additional cars, Ysgol Llanhari, Addison Avenue, Llanhari, Pontyclun.

The Development Control Manager presented the application to the Committee and advised of the following amendment to the report:

- Page 57 – Principle of the proposed development – the report references the ‘former’ school site but should read ‘current’ school site.

It was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning.

230 APPLICATION: 18/1388

Retention to change use of land from storage yard to a one family traveller site including stationing of one mobile home, one touring caravan, toilet block/dayroom, foul drainage and parking/lighting, Rose Row Caravan, Penderyn Road, Hirwaun, Aberdare.

The Committee noted that Mr H. Mochan (Supporter) and Mr P. Baines (Supporter) who had requested to address Members on the application were not present to do so.

The Development Control Manager presented the application to the Committee and following a detailed discussion on the impact of the development on highway safety and further advice from the Highways Development Control Manager on the inability of the development to provide a suitable visibility splay at the entrance to the development, Members **RESOLVED** to refuse the application in accordance with the recommendation of the Service Director, Planning.

231 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 11th February, 2019 and 22nd February, 2019.

This meeting closed at 5.25 pm

**CLLR S REES
CHAIR.**