



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 4 April 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 G Caple (Chair)

Councillor J Bonetto	Councillor P Jarman
Councillor D Grehan	Councillor G Hughes
Councillor J Williams	Councillor S Powell
Councillor W Owen	Councillor J Harries
Councillor R Yeo	

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

Mr J Bailey, Development Control Manager  
Mr S Zeinali, Highways Development Control Manager  
Mr S Humphreys, Head of Legal Services

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

Councillor R Bevan, Councillor L De Vet, Councillor S Evans, Councillor A Morgan and Councillor M Webber

#### **248 APOLOGY FOR ABSENCE**

An apology for absence was received from County Borough Councillor S. Rees.

#### **249 DECLARATION OF INTEREST**

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

#### **250 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.

#### **251 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.

**252 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 7<sup>th</sup> March 2019.

**253 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.

**254 APPLICATION: 18/1346**

**Proposed 120 unit residential development, with associated landscaping and engineering works, Former Blaengwawr Comprehensive School, Club Street, Aberaman, Aberdare.**

It was **RESOLVED** to defer the application for a site inspection to be undertaken by the Planning and Development Committee to consider the topography of the site and the issues raised by the objectors.

**255 APPLICATION: 18/1411**

**Change of use of the existing building to provide 14 flats, construction of three houses and one bungalow, and associated works including landscaping, access and car parking, Former Llantrisant Welsh Primary School, School Street, Llantrisant.**

It was **RESOLVED** to defer the application for a site inspection to be undertaken by the Planning and Development Committee to consider the potential impact on the conservation area of Llantrisant, highway safety and parking.

**256 APPLICATION: 18/1264**

**Change of use from Community Centre (D2) to Retail Store (A1) and Laundrette (Sui Generis) (amended plans received 07/02/2019), Former Penrhiwfer Community Centre, Ashdale Road, Penrhiw-Fer, Tonypandy.**

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 Sundar (Applicant)
- Mr Phil Thomas (Objector)

The applicant (Mr Sundar) exercised the right to respond to the comments made by the objector.

The Development Control Manager outlined the contents of a 'late' letter received from Mr Sundar, which sought to address concerns raised by the Highways department and the objector regarding insufficient parking.

The Development Control Manager continued by presenting the report and following discussion, Members **RESOLVED** to refuse the application in accordance with the Director, Prosperity & Development.

**257 APPLICATION: 18/1258**

**Demolition of existing building and erection of 34 affordable residential units, access route, car parking, landscaping and associated works, RCT Heddfan Buildings, Ilan Avenue, Rhydyfelin, Pontypridd.**

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 Jon Hurley (Agent)
- Mr G. Churches (Objector)
- Mrs Christine Thomas (Objector)

The Committee noted that Mr Ross Parfitt (Objector) and Mrs Kay Parfitt (Objector) who had requested to address Members on the application were not present to do so.

The agent (Mr Jon Hurley) exercised the right to respond to the comments made by the objectors.

Non-Committee/ Local Member – County Borough Councillor M. Webber spoke on the application and put forward her objections to the proposed development in its current form.

The Leader of the Council and Cabinet Member for Highways also spoke on the application and put forward his objections in respect of the proposed development in respect of highway safety.

The Development Control Manager outlined the contents of a 'late' letter received from the agent, which was a response to concerns raised by the Local Member and inclusive of a Trip Generation Statement.

The Development Control Manager continued by presenting the report and following discussion, Members **RESOLVED** to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposal was not satisfactory in terms of access and highway safety. 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.

**258 APPLICATION: 19/0015**

**Redevelopment of Rhos Square (Guto Square) to increase the number of car parking spaces from 23 no. to 30 no., Rhos Square (Guto Square), Oxford Street, Mountain Ash.**

Non-Committee/ Local Member – County Borough Councillor A. Morgan spoke on the application and put forward his support in respect of the proposed development.

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 Director, Prosperity & Development.

**259 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 11<sup>th</sup> March 2019 and 22<sup>nd</sup> March 2019.

**This meeting closed at 6.10 pm**

**CLLR G CAPLE  
CHAIR.**