



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee held on Thursday, 5 September 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 W Owen
Councillor R Yeo	

Officers in attendance:-

Mr J Bailey, Development Control Manager
Mr S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer

County Borough Councillors in attendance:-

Councillor R Bevan and Councillor S Evans

76 APOLOGY FOR ABSENCE

An apology for absence was received from County Borough Councillor D. Williams.

77 DECLARATION OF INTEREST

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

78 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.

79 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.

80 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 18th July 2019.

81 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.

82 APPLICATION: 19/0501

Outline planning (all matters reserved) for a single detached property. (Amended Plans and DAS received 09/08/19), 1 Tylacoch, Llanharry, Pontyclun.

The Committee **RESOLVED** to defer the application for a site inspection to be undertaken by the Planning and Development Committee to consider the location of the proposed development and the potential impact upon highway safety.

In view of the above decision, the Chair informed the persons present to address the Committee on the application that if they wished to speak when the matter was next reported to Committee, they would have to submit requests to do so.

83 APPLICATION: 19/0670

Construction of memorial, land at Park Road, Cwmparc, Treorchy.

(Note: At this point in proceedings, the following declarations of personal interest were made in respect of the above-mentioned proposal:

- County Borough Councillor J. Williams – “The applicant is known to me”; and
- County Borough Councillor S. Evans – “I have family members who sit on the Cwmparc Blitz Memorial Project community group but I reserve my right to speak on the application as Local Member.”

In accordance with adopted procedures, the Committee received Mr Robert Leighton Davies (Applicant) who was afforded five minutes to address Members on the above-mentioned proposal.

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

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

84 APPLICATION: 19/0425

Change of use of part of garage to dog grooming business. (Additional parking plan received 05/07/19), 64 Ffordd-Y-Dolau, Llanharan, Pontyclun.

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

85 APPLICATION: 19/0735

Extension and improvements to existing overflow car park to the rear aspect of the site. Rhondda Fach Leisure Centre, East Street, Tylorstown, Ferndale.

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

86 APPLICATION: 19/0599

Installation of cooking systems within the existing general store for the preparation and sale of hot pizza products (change of use of part of unit from A1 to A3) Unit 1 Shopping Precinct, Cardigan Close, Tonteg, Pontypridd.

The Development Control Manager advised Members that by error, the 'Publicity' section had not been included within the report but that a copy was before Members for consideration.

The Development Control Manager continued by presenting the application and Members **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and Development.

87 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 5th August 2019 and 22nd August 2019.

This meeting closed at 5.20 pm

**CLLR S REES
CHAIR.**