



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 3 October 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      Councillor J Bonetto  
Councillor D Grehan    Councillor G Hughes  
Councillor S Powell    Councillor R Yeo  
Councillor D Williams

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

Mr J Bailey, Development Control Manager  
Ms L Coughlan, Solicitor  
Mr A Rees, Senior Engineer

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

Councillor J James

#### **107 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors S. Rees, P. Jarman, W. Owen and J. Williams.

#### **108 DECLARATION OF INTEREST**

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

#### **109 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.

#### **110 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.

**111 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 5<sup>th</sup> September 2019.

**112 APPLICATION: 18/1290**

**Development of 34 affordable residential dwellings, car parking, landscaping and associated works at land north of the A473, Heol Creigiau, Llantwit Fardre, Land North of A473, Heol Creigiau, Llantwit Fardre.**

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 Greg Price (Objector)
- Mr Nick Silivestros (Objector)
- Mr Graham Davies (Objector)
- Mr Michael McGartland (Objector)
- Mr Jonathan Thomas (Objector)
- Mr Owain Griffiths (Objector)

The Agent, Mr J. Hurley, exercised the right to respond to the comments made by the objectors.

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

The Development Control Manager outlined the content of two 'late' letters received from local residents objecting to the proposal; and a third 'late' letter received from the Network Development Manager at Sustrans Cymru objecting to the proposed development.

The Development Control Manager continued by presenting the application to the Committee and following a lengthy discussion, 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. The requirements of the Section 106 are that the development to remain as affordable housing in perpetuity and that a long-term habitat management plan is agreed.

**(Note:** A motion to defer the application until a full ecology report could be considered was not successful)

**(Note:** County Borough Councillor D. Grehan wished to have recorded that he voted against the approval of the above-mentioned application)

**113 APPLICATION: 19/0256**

**Construction of a private access road and gate to Garth Fawr Farm (traffic survey rec. 31/07/19), Garth Hall Farm, Craig-Evan-Leyshon Common**

## Road, Abercynon, Pontypridd.

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

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

### 114 APPLICATION: 19/0380

**Section 73 application seeking amendments to Condition 10 as imposed on 'hybrid' planning permission 18/0314 (which granted (A) full planning permission for the demolition of existing buildings on the Garth Works Industrial Estate part of the site; and (B) outline planning permissions for a rolling stock depot comprising of a warehousing building, stabling area accommodating rolling stock, substation, wash down point, sanding facility and delivery tracks, ancillary workshop and offices, decked car parking providing maximum of 214 car parking spaces, demolition and relocation of existing railway footbridge and platforms, and associated landscaping, highways and access infrastructure works. As the proposed amendments to Condition 10 will also have an impact on Conditions 13, 14, 18, 19, 22, 24, 25, 26, 28, 31, 33 and 39 (as imposed on 18/0314) this application also seeks approval for their modification. (Amended plans, incorporating revised highway/access arrangements received 22 July. Transport Assessment Addendum (dated August 2019 - Version 1.2) received 19 August 2019), Land at Garth Works Industrial Estate and Taff's Well Railway Station, West of the A470.**

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 Mustafa Ali (Applicant)
- Mr Andrew Russell (Agent)
- Ms Jennifer Cox (Objector)

The applicant, Mr M. Ali, exercised the right to respond to the comments made by the objector.

The Development Control Manager continued by presenting the application to the Committee and suggested the following minor amendments to Conditions, should Members be minded to approve the application:

- Condition 24 – To incorporate reference to the addition of a toucan crossing and a loop detection system, as set out in Highway comments, dated 02/09/19;
- Condition 25 – The addition of a further bullet to include the provision of a temporary car park for 148 spaces.

Following discussion, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the amendments to the Conditions outlined above.

**115 APPLICATION: 19/0759**

**Change of use from A1, retail to A3, restaurant/takeaway with installation of extraction unit system, The Village Bakery, 18 Windsor Place, Ynysybwl, Pontypridd.**

The Development Control Manager presented the above-mentioned application to the Committee and it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**116 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.**

In accordance with Minute No. 82 of the Planning and Development Committee held on the 5<sup>th</sup> September 2019, the Committee considered the report of the Service Director, Democratic Services and Communication. The report sought to outline the outcome of the site visit inspection, which was held on the 17<sup>th</sup> September 2019 in respect of the application, which was recommended for approval by the Director, Prosperity and Development.

The Development Control Manager outlined the content of a 'late' letter received from Local Member/Committee Member County Borough Councillor W. Owen, which detailed his concerns regarding the stability of the rock face.

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

**117 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 6<sup>th</sup> September 2019 and 18<sup>th</sup> September 2019.

**This meeting closed at 7.00 pm**

**CLLR G CAPLE  
CHAIR.**