



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 17 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 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	Councillor D Williams

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

118 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, the following declarations were made pertaining to the agenda:

- County Borough Councillor W. Owen in respect of Item 7, Application 19/0841 - Construction of log cabin to form Eco. Zero Waste Shop, Boars Head, Tyla Garw, Pontyclun. "I own the Boars Head and I am the applicant. My personal interest is prejudicial and I will leave the meeting whilst the item is discussed"
- County Borough Councillor S. Powell in respect of Item 8, 19/0877 - Application Change of use from a dwelling to H.M.O (re-submission), 109 Newbridge Road, Llantrisant, Pontyclun. "I am Chair of Llantrisant Community Council and I chaired the meeting in which the objection was raised. My personal interest is prejudicial and I will leave the meeting whilst the item is discussed"

119 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.

120 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.

121 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 19th September 2019.

122 APPLICATION: 18/1409

Outline planning application for residential development and associated works (amended site layout plan received 12/02/19 / amended description 13/06/19), land to the south of Cross Street and Trafalgar Terrace, Ystrad, Pentre.

The Committee noted that Mr Steffan Harries (Agent) who had submitted a request to address Members on the application chose not to do so.

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 and Development subject to the completion of a Section 106 agreement. The Section 106 agreement will require the provision of at least 10% of the units as affordable housing and the agreement of an Employment Skills Training Plan in accordance with the Council's SPG.

123 APPLICATION: 19/0482

Conversion of a commercial building into 5 two bedroom flats. Includes demolition of existing extension to rear and the construction of new extension and three dormers to the rear (Amended description & Amended Plans rec. 12/06/19) (Bat Survey Rec. 01/08/19) 22- 24 Penrhawceiber Road, Penrhawceiber, Mountain Ash.

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.

124 APPLICATION: 19/0841

Construction of log cabin to form Eco. Zero Waste Shop, Boars Head, Tyla Garw, Pontyclun.

(Note: Having earlier declared an interest in the above-mentioned application (Minute No. 118), County Borough Councillor W. Owen left the meeting for this item)

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.

(**Note:** Following the resolution, County Borough Councillor W. Owen returned to the meeting)

125 APPLICATION: 19/0877

Change of use from a dwelling to H.M.O (re-submission), 109 Newbridge Road, Llantrisant, Pontyclun.

(**Note:** Having earlier declared an interest in the above-mentioned application (Minute No. 118), County Borough Councillor S. Powell left the meeting for this item)

The Development Control Manager presented the above-mentioned 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.

(**Note:** A motion to refuse the application against officer recommendation based on concerns in respect of a lack of parking provision was not successful)

(**Note:** Following the resolution, County Borough Councillor S. Powell returned to the meeting)

126 APPLICATION: 19/0914

Construction of replacement fire destroyed workshop building (Class B2), Oakwood Furniture, Old Parish Road, Ynysybwl, Pontypridd.

The Development Control Manager outlined the content of a 'late' letter, which had been received from the Clerk of Ynysybwl and Coed y Cwm Community Council to advise that there had been no objections raised by the Community Council.

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

127 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 19th September 2019 and 4th October 2019.

This meeting closed at 5.40 pm

CLLR S REES - CHAIR.