



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

Minutes of the meeting of the Planning and Development Committee meeting held on Thursday, 5 December 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 J Williams    Councillor S Powell  
Councillor R Yeo    Councillor D Williams

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

Mr C Jones, Development Control Manager  
Mr J Bailey, Development Control Manager  
Mr S Zeinali, Highways Development Control Manager  
Mr S Humphreys, Head of Legal Services  
Mr P Nicholls, Service Director, Legal Services

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

Councillor J Elliott, Councillor J James, Councillor D Owen-Jones, Councillor S Powderhill and Councillor L Walker

#### **140    DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, the following declaration was received:

- The Head of Legal Services declared a personal interest in respect of Item 9 of the agenda - Application 18/1419/13. "My parents live in the vicinity of the proposed application. Therefore, I will leave the chamber whilst this item is deliberated"

#### **141    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.

#### **142    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.

**143 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 17<sup>th</sup> October 2019.

**144 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.

**145 APPLICATION: 18/0986**

**Conversion of the first and second floors of a Public House from one flat, function and ancillary accommodation to two flats and one maisonette. Boars Head Public House, High Street, Tonyrefail, Porth.**

The Committee **RESOLVED** to defer the above-mentioned application for a site inspection to be undertaken by the Planning and Development Committee to consider the impact of the proposed development on neighbouring properties and highway issues.

**146 APPLICATION: 18/1419/13**

**Residential development of up to 350 dwellings, land for a potential new primary school, local shop and associated works including public open space, green infrastructure, landscaping and the creation of two new access points off Heol Dowlais. Cwm Isaf Farm, Heol Dowlais, Efail Isaf, Pontypridd, CF38 1BD.**

**Note:** Having earlier declared an interest, the Head of Legal Services left the meeting prior to Members' consideration of the item, and the Service Director, Legal Services took his place (Minute No. 140)

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 Darren Parker (Agent)
- Ms Dawn Thomas (Objector)
- Mr Robert Smith (Objector)
- Mr Dennis Roe (Objector)
- Mr Robert Davis (Objector)
- Mr Tim Morgan (Objector)

The Committee noted that Mr Jools Jones (Objector), who had requested to address Members on the proposal, was not present to do so.

The agent, Mr Darren Parker, 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 the 'late' letters received from local residents objecting to the proposal.

The Development Control Manager continued by presenting the application to the Committee. It was recommended that Condition 14 is amended to include the requirement of a controlled pedestrian crossing to provide access across Heol Dowlais, should Members be minded to approve the application before them.

Following a lengthy discussion, Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity & Development as Members considered the site to be unsustainable. Furthermore, the site is outside of the settlement boundary and contrary to the Council's LDP; and approving the development would result in a loss of a greenfield site. 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.

**Note:** County Borough Councillor J. Williams wished to have recorded that she voted against the approval of the above-mentioned application.

**Note:** Following the resolution of the application, the Head of Legal Services returned to the meeting.

**147 APPLICATION: 19/0623**

**Single storey demountable building to be used as a Flying Start Nursery with Evening Club for children. (Amended Red Line Boundary rec. 03/09/18) (Amended Plans rec. 03/09/19). (Amended Block/Site Layout Plan rec. 14/11/19). Gwauncelyn Infants School, Heol Deg, Tonteg, Pontypridd.**

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

The Committee noted that Mr Steve Breakspear (Applicant) and Ms Lowri Woods (Objector), who had requested to address Members on the proposal, were not present to do so.

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.

**148 APPLICATION: 19/0950**

**Demolition of the former Penygraig Primary School, redevelopment of the site for 27 affordable homes and associated works. Penygraig County Junior School, Hendrecafn Road, Penygraig, 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 Oliver Hanney (substitute for Mr Jon Hurley) (Agent)
- Ms Alison John (Objector)

The agent, Mr Oliver Hanney chose not to exercise the right to respond to the comments made by the objector.

Non-Committee Member County Borough Councillor D Owen-Jones spoke on the application and put forward his concerns in respect of the proposed development.

The Development Control Manager presented the application to the Committee and recommended the following amendments to Conditions, should Members be minded to approve the application:

- The removal of Condition 12 as it was not necessary.
- The addition of a Condition to read:  
“No development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:  
i) Details of a scheme for the installation of obscurely glazed windows, of limited opening, to the ground and first floor rear elevation of plots 14 - 17;  
ii) Details, including height, position and materials, of the proposed boundary treatment between the rear of plots 14 - 17 and 118 Hendrecafn Road.

The development shall be carried out in accordance with the approved details and maintained as such in perpetuity.

**Reason:** In the interest of the amenity and privacy of neighbouring residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.”

Following discussions, 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 detailed above and the completion of a Section 106 agreement. The Section 106 agreement will require:-

- That 100% of the housing will be affordable housing for social rent; and
- The provision of an employment and skills plan.

## 149 APPLICATION: 18/ 1402

**Outline application for Residential Development (All matters reserved save for access) with associated public open space, landscaping and other associated works. Former Clariant Site, Llantrisant Road, Llantwit Fardre.**

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

Non-Committee/ Local Member – County Borough Councillor J. James 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 advised that an amended report with updated Conditions had been published on the Council's website and was before them for consideration.

Following a discussion, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the Conditions (set out below) and subject to the completion of a Section 106 agreement. The Section 106 agreement would require the applicant to contribute to:

- The provision of 7% affordable housing
- The provision of a Local Area for Play, in accordance with the Council's Supplementary Planning Guidance
- The provision of a £10K contribution towards active travel schemes in RCT.
- The Provision of a long term ecology maintenance and management plan
- The agreement of an employment skills training plan.

**Conditions:**

1.(a) Details of the Access (other than the principal means of access to the site), appearance, landscaping, layout and scale (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

(b) Plans and particulars of the reserved matters referred to in (a) above relating to the layout, scale and appearance of any building to be erected, the means of access to the site and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Applications for the approval of reserved matters shall be made before the expiration of three years from the date of this permission.

(d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Before the submission of the application for the approval of reserved matters, a detailed site investigations report shall be submitted to and approved in writing by the Local Planning Authority. The report should be sufficiently detailed to establish if any ground precautions are necessary in relation to the proposed development and the precautions that should be adopted in the design and construction of the proposed development in order to minimise any damage which might arise as a result of ground condition. The development, hereby permitted, shall be carried out in accordance with the approved site

investigations report.

Reason: The site may be unstable and as such, a stability report is required in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

3. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall take place until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
- d) Persons responsible for:
  - i) Compliance with legal consents relating to nature conservation;
  - ii) Compliance with planning conditions relating to nature conservation;
  - iii) Installation of physical protection measures during construction;
  - iv) Implementation of sensitive working practices during construction;
  - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
  - vi) Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the Local Planning Authority'.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

5.(a) Prior to the commencement of any enabling works, existing and proposed levels (including relevant sections) relating to the reclamation and remediation of the site shall be submitted to and agreed in writing with the Local Planning Authority.

(b) Upon agreement of the levels referred to in (a) enabling works can commence (unless otherwise restricted by other conditions of this consent).

(c) Any application for the approval of reserved matters shall include details of the finished levels for the site (including relevant sections).

(d) For the purposes of this condition enabling works as referred to above shall

mean –

- Site clearance, remediation and reclamation
- Any necessary ecological works.
- Temporary boundary fencing to secure the site until handover to a house builder.
- Upgrading/lining (if required) of the foul outfall in the southern corner of the site (chamber at the boundary of the site to DCWW sewer only) – (utilizing previous trade effluent discharge pipe to DCWW sewer).
- Relocation of WPD electrical substation; and
- Relocation of gas feed.

Reasons: To protect residential and visual amenity and the integrity of any site remediation measures in accordance with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

6. Building operations shall not be commenced until samples of the external finishes proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

7.(i) Prior to the commencement of development (including any site clearance or remediation) a Construction Surface Water Management Plan shall be submitted to and agreed in writing with the Local planning Authority. The plan shall detail the mitigation measures put in place to ensure that there is no detrimental effect of surface water flood risk to the surrounding area as a result of any remediation works

(ii) No residential development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. No infiltration of surface water drainage into the ground shall be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan

8. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

9. Other than for works of site clearance, remediation and preparation, development shall not commence until full engineering design and details of the access to be constructed from the B4595 Llantrisant Road, bus stops, extension

of the southern footway to join the existing footway at Llantwit Fardre and controlled pedestrian crossing (Puffin), including longitudinal and cross sections, street lighting details, surface water drainage, diversion or protection of services, including construction details and Road Safety Audit have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the beneficial occupation of any dwelling hereby approved unless otherwise agreed in writing with the Local Planning Authority.  
Reason: To facilitate safe access and egress from the proposed development in the interests of highway safety.

10. Other than for works of site clearance, remediation and preparation no works whatsoever shall commence on site until a scheme for the provision of Traffic Regulation Order/Notice in respect of the controlled pedestrian crossing at B4595 Llantrisant Road has been completed unless otherwise agreed in writing by the Local Planning Authority.  
Reason: In the interests of highway safety.

11. The vehicular access to the site shall be laid out, constructed and retained thereafter with 2.4m x 70m vision splays along Llantrisant Road.  
Reason: To ensure that adequate visibility is provided in the interests of highway safety.

12. Other than for works of site clearance, remediation and preparation, development shall not commence until full engineering design and details of the internal road layout, street lighting and surface water drainage, highway structures and traffic calming measures, including longitudinal sections and construction details and implementation programme, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure the adequacy of the proposed development in the interests of highway safety.

13. Off street parking provision shall be in compliance with Rhondda Cynon Taf's Supplementary Planning Guidance on Delivering Design & Placemaking Access Circulation and Parking Requirements (March 2011)  
Reason: To ensure that adequate parking facilities are provided within the curtilage of the site in the interests of highway safety.

14. Surface water run-off from the proposed development shall not discharge on to the public highway or be connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To prevent overloading of the existing highway drainage system and potential flooding and in the interests of highway safety.

15. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for,

- a) The means of access into the site for all construction traffic,
- b) The parking of vehicles of site operatives and visitors,
- c) The management of vehicular and pedestrian traffic,
- d) Loading and unloading of plant and materials,



- e) Storage of plant and materials used in constructing the development,
- f) Wheel cleansing facilities,
- g) The sheeting of lorries leaving the site.

The approved construction method statement shall be adhered to throughout the development process unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safety and the free flow of traffic.

16. The developer shall provide the occupier of each dwelling with a travel plan/welcome pack, which should contain the following,

- a) Bus/train service providers, their contact details, frequency of service, timetable, bus stops/train stations, current ticket costs and financial incentives to encourage use of public transport.
- b) Park and ride/park and share facilities and associated costs and restrictions on the use of such facilities.
- c) pedestrian links to public transport services, to local facilities, areas of employment, education and leisure,
- d) Local and national cycle routes; and,
- e) Any other measures that would encourage the use of sustainable modes of travel.

Reason: o ensure the reduction of road traffic and promotion of sustainable modes of travel in accordance with the relevant national and local planning policies.

17. Prior to the commencement of development hereby approved, (or such other date or stage in the development as may be agreed in writing by the Local Planning Authority), the following components of a scheme to deal with the risk associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority-

A preliminary risk assessment which has identified;

- a) All previous uses;
- b) Potential contaminants associated with those uses;
- c) A conceptual model of the site indicating sources, pathways & receptors;
- d) Potentially unacceptable risks arising from contamination at the site.

A site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site.

The results of the site investigation and detailed risk assessment referred to above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer term monitoring of pollution linkages, maintenance and arrangements for contingency action.

Any changes require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved and in accordance with the revised document – Scope of Remediation, Reclamation and Enabling Works, received 19/09/2019

Reason: The controlled waters at the site are of high environmental sensitivity and contamination is known/strongly suspected at the site from the previous use of the site as a chemical processing plant and to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

18. Prior to the first occupation of any part of the development hereby approved, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action as identified in the verification plan and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To demonstrate that the remediation criteria relating to controlled waters have been met and to secure longer term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following the remediation of the site in accordance with Policy AW10 of the Rhondda Cynon Taf Local development Plan.

19. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long term monitoring and maintenance plan shall be submitted to the Local Planning Authority as required in that plan. On completion of the monitoring programme a final report demonstrating that all long term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

20. If during development contamination not previously identified is found to be present at the site, then no further development shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: Given the size and complexity of the site, it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated and to accord with policy AW10 of the Rhondda Cynon Taf local Development Plan.

21. No development, other than enabling works as defined in condition 5 above (except remediation and reclamation works) shall commence until

- a) Following the findings and conclusion of the Geotechnical / Geoenvironmental Desk Study and Conceptual Site Model Report dated April 2019 (Report reference 11797/RB/19/DS) and the Preliminary Outline Reclamation and Remediation Strategy Road Map Document (Report reference: 11797/RB/18/RMD Rev A), a preliminary risk assessment shall be submitted identifying all previous uses; potential contaminants associated with those uses; a conceptual model of the site

indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site. A scope of Site Investigation document detailing the data need to investigate all potential contaminant linkages shall be submitted to and approved in writing by the Local Planning Authority (LPA). No site investigation shall take place without written approval to proceed from the Local Planning Authority.

- b) A Factual and Interpretive Report of the findings of the Site Investigation approved under a) shall be submitted to and approved in writing by the Local Planning Authority. The interpretative report shall include the results of the Site Investigation, any revisions to the Conceptual Site Model and a full Quantitative Risk Assessment.
- c) The findings of the Quantitative Risk Assessment should be used to prepare a Remediation Strategy Options Appraisal report which shall be submitted to and approved in writing by the Local Planning Authority to ensure the most effective method is utilised.
- d) Once an option/s is agreed, a detailed Remediation Strategy and Implementation Plan (to include appropriate clean-up targets) shall be submitted for the written approval of the LPA prior to implementation. The implementation plan shall demonstrate to the LPA that the proposed remediation is clearly achievable. If required, a timeline for the implementation of remedial measures shall be included, within the remediation strategy, detailing when each of the elements will be installed. Remediation shall be undertaken in strict accordance with the approved Remediation Strategy unless otherwise agreed in writing with the Local Planning Authority.
- e) A Verification Strategy shall be submitted to and approved in writing by the LPA. The Verification strategy shall provide details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy are complete. Any requirements for longer-term monitoring of pollutant linkages should be stated together with details of maintenance programme and arrangements for contingency action. If a staged approach is included in the remediation strategy then it should be clear which part of the remediation is being reported for approval by the Local Planning Authority.

No part of an agreed area of the development hereby permitted shall be occupied until a Verification Report confirming that remediation, proposed by the land developer, for the agreed area has been carried out in accordance with the details approved under condition 1 d) Remediation and Implementation Plan, has been approved in writing by the Local Planning Authority. The responsibility of the implementation of the remediation strategy must be communicated to and understood by the house builder.

Reason: To ensure that any contamination at the site is adequately dealt with in the interests of human health and to accord with the requirements of Policy AW10 of the Rhondda Cynon Taf Local development Plan

22. Any additional or unforeseen contamination encountered during the development (including during surface reworking and underground structure removal works) shall be notified to the Local Planning Authority as soon as is practicable. If, during development, contamination not previously identified is

found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that any contamination at the site is adequately dealt with in the interests of human health and to accord with the requirements of Policy AW10 of the Rhondda Cynon Taf Local development Plan

23. No development shall take place on any identified phase of the development, (including any remediation, reclamation and enabling phase) until a site specific Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Council.

The environmental management element of the plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include but not be limited to:

- Procedures for maintaining good public relations, including complaint management, public consultation and liaison.
- Arrangements for liaison with the Council's Pollution Control Team.
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
- 08 00 hours and 18 00 hours Mondays to Fridays and 08 00 hours and 13 00 hours on Saturdays and at no time on Sundays and Bank or Public Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528:parts 1 & 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of safety and the free flow of traffic and the amenity of surrounding occupiers and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

24. The consent hereby granted relates to the following plans –

- Site location plan drawing no. 1819-LP01

Reason: For the avoidance of doubt as to the approved plans

25. Notwithstanding the provisions of Schedule 2 Part 1 Classes A, D and E or part 2 class A of the Town & Country Planning (General Permitted Development) Order 1995, (as amended for Wales) (or any order revoking or re-enacting that order with or without modification), no buildings shall be erected other than those specifically authorised by this permission or any subsequent grant of planning permission or approval of reserved matters.

Reason: To maintain any installed mitigation measure and to accord with Policy

**150 APPLICATION: 17/0885**

**New building to include a public bar and lounge, shower and changing rooms. (Coal Mining Risk Assessment and revised block plan received 18th September 2019). Llantwit Fardre Rugby Club, Central Park, Church Village, Pontypridd.**

Non-Committee Member – County Borough Councillor L. Walker 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 recommended the following amendment to Conditions, should Members be minded to approve the application:

- The removal of Condition 9 as it was not necessary

The Committee **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the removal of the Condition detailed above.

**151 APPLICATION: 18/1403**

**Demolition of the existing buildings and erection of 18 no. affordable homes, highway improvement works, landscaped parking area and associated works. (Revised highway access, traffic calming, site layout and site location plans received 18th September 2019). Former Gelynog Yard Bus Depot, Castellau Road, Beddau, Pontypridd.**

The Development Control Manager presented the application to the Committee and recommended the following amendment to the Conditions, should Members be minded to approve the application:

- Condition 14 –to read:  
'The development shall not be occupied until the Traffic Regulation Order (TRO) to provide traffic calming and speed reduction along Castellau Road has been completed.  
**Reason:** To ensure deliverability of Traffic Management measures and restrictions in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.'

Following a discussion, the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the amendment of the Condition detailed above and subject to the completion of a Section 106 agreement to provide:-

- That 100% of the housing will be affordable housing for social rent; and
- A Species, Habitat, Landscape and Tree Mitigation Management Plan in perpetuity

**152 APPLICATION: 19/0387**

**Construction of 17 no. bungalows and associated landscaping, SUDs and works (amended plans received 18/09/19). Former Cwmbach Primary School, Bridge Road, Cwmbach, Aberdare.**

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

The Development Control Manager presented the application to the Committee and recommended the following amendment to the Conditions, should Members be minded to approve the application:

- Condition 10 –to read:  
'No dwelling shall be occupied on site until the Traffic Regulation Order to remove zig zags and any associated signage along Bridge Road has been completed.  
**Reason:** In the interests of highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.'

Following a discussion, the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the amendment of the Condition detailed above and subject to the completion of a Section 106 agreement. The Section 106 agreement shall require the applicant to ensure the provision of at least 10% of the units on site as affordable housing in line with Policy NSA11 of the LDP.

**153 APPLICATION: 19/0814**

**Change of use from residential dwellings (Class C3) to 8 no. self-contained residential student flats (Sui Generis) including two-storey extension to rear. 1 & 2 Police Houses, Brook Street, Treforest, Pontypridd.**

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

The Development Control Manager presented the application to the Committee and following a discussion, the Committee were minded to refuse the application contrary to the recommendation of the Director, Prosperity & Development. Members were of the view that the proposed development was contrary to the spirit of the Council's SPG on Houses in Multiple Occupation (HMO's) and the Wellbeing of Future Generation Act, would have an adverse impact on the amenity of the local area and would cause highways and parking issues. 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.

**154 APPLICATION: 19/0866**

**Eight affordable 2 bed homes and four affordable 1 bed flats, car parking, landscaping and ancillary works. Land to the west of 74 Howard Street, Clydach Vale, Tonypany.**

The Development Control Manager outlined the content of two 'late' letters received; one of which was from a local resident objecting to the proposal and the second was from Welsh Water, which recommended conditions and advisory notes to be included in any planning consent.

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

- The removal of Condition 13 as it was not necessary.

Following a discussion, the Committee **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the removal of the Condition detailed above and subject to the completion of a Section 106 agreement. The Section 106 agreement shall ensure that 100% of the dwellings are established and maintained as affordable units for social rent, for the continued purpose of meeting identified local housing needs.

**155 APPLICATION: 19/0895**

**Create off-street parking facility opposite numbers 78 - 106 Park Street, Clydach Vale. Land opposite 78 - 106 Park Street, Clydach, Tonypany.**

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

**156 APPLICATION: 19/0311/10**

**New storage and waste processing building, weighbridge, welfare room and store, car parking (part retrospective) (FCA, site drainage detail and corrected/additional plans received 25/07/2019), Project Red Recycling Centre, Ystrad Barwig Isaf Farm, Crown Hill, Llantwit Fardre, Pontypridd.**

In accordance with Minute No. 136 of the Planning and Development Committee held on the 7<sup>th</sup> November 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 19<sup>th</sup> November 2019 in respect of the application, which was recommended for approval by the Director, Prosperity and Development.

The Development Control Manager presented the application to the Committee and during discussion, Members recommended that a Liaison Committee is set up to for residents and the developer, to address issues relating to non-compliance and enforcement. It was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**157 APPLICATION: 18/1423/10**

**Residential development of 76 dwellings together with associated works (amended plans received 17/05/19) The Meadows, Coedely, Tonyrefail.**

The Development Control Manager presented the application, which was last reported to Committee on 7<sup>th</sup> November 2019, where Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity and Development. Members were of the view that the proposed access and emergency access were not safe or acceptable, the development was not in a sustainable location as it was outside settlement boundaries with limited transport links and not in accordance with Policy AW2, the development would have an impact on the environment and the neighbouring SSSI and not in accord with Policies AW 7 and AW8 and in addition the housing density was not in accordance with Policy SSA11.

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing an application contrary to officer recommendation and following a discussion, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development for the following reasons:

1. The proposed development represents unjustified development outside of the defined settlement boundary in an unsustainable location. The proposal is therefore contrary to Policies CS2, AW2, AW5 and SSA11 of the Rhondda Cynon Taf Local Development Plan and the placemaking aims of Planning Policy Wales (PPW) and is unacceptable in principle.
2. Insufficient information has been provided to justify a development of circa 19 dwellings per hectare. Therefore the proposed development is not compliant with Policy SSA11 of the Rhondda Cynon Taf Local Development Plan in that it does not propose the prescribed minimum density of 35 dwellings per hectare.
3. The local highway network serving as primary and emergency access to the proposed development site are inadequate due to on-street parking demand and highway geometry, which would be further exacerbated by the additional trip generation caused by future residents. The proposed development would therefore result in a detrimental impact upon the safety of all highway users and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
4. The proposed development would have a detrimental impact upon trees/ecology on the site and upon the nearby Rhos Tonyrefail Site of Special Scientific Interest (SSSI), contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.
5. The character and appearance of the proposed development would have a detrimental impact upon the visual amenity of the area when viewed from the nearby Public Rights of Way, contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

**158 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 8<sup>th</sup> November 2019 and 22<sup>nd</sup> November 2019.

**This meeting closed at 7.35 pm**

**CLLR S REES  
CHAIR.**