



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

Minutes of the meeting of the Planning and Development Committee held on Thursday, 19 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 P Jarman
Councillor D Grehan	Councillor G Hughes
Councillor J Williams	Councillor S Powell
Councillor R Yeo	Councillor D Williams

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

Mr C Jones, Head of Major Development and Investment  
Mr S Zeinali, Highways Development Control Manager  
Mr S Humphreys, Head of Legal Services

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

Councillor R Bevan and Councillor G Thomas

#### **159 APOLOGIES FOR ABSENCE**

Apologies for absence were received from County Borough Councillors J. Bonetto and W. Owen.

#### **160 DECLARATION OF INTEREST**

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

#### **161 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.

#### **162 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.

**163 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> November 2019.

**164 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.

**165 APPLICATION NO: 19/1168**

**Front and rear dormers & single storey extension, 25 Underhill Drive, Tonteg, Pontypridd.**

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

The Head of Major Development and Investment outlined the content of a 'late' letter received from County Borough Councillor L. Hooper objecting to the proposal.

The Head of Major Development and Investment presented the application to the Committee and following discussion, Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity and Development, due to the overbearing impact the proposed dormers would have upon the surrounding neighbouring properties. 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:** A motion to defer the application to allow the applicant to reconsider the size of the dormers was not successful)

**166 APPLICATION NO: 19/1084**

**Proposed dwelling, land adjacent to 2 Chepstow Road, Cwmparc, Treorchy.**

The Head of Major Development and Investment 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.

**167 APPLICATION NO: 19/1192**

**Erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking, land at Rhigos Mountain and Former Tower Colliery Site, Rhigos Road, Hirwaun, Aberdare.**

Non-Committee/ Local Member – County Borough Councillor G. Thomas spoke on the application and put forward his support.

The Head of Major Development and Investment outlined the content of two 'late' letters received; the first of which was from a local resident objecting to the proposal and the second was from NRW, which detailed significant concerns in respect of the above-mentioned proposal but proposed a number of Conditions to alleviate those concerns.

The Head of Major Development and Investment presented the application to the Committee and recommended the removal of Conditions 7 and 5, which had been addressed by the applicant, should Members be minded to approve the application.

The Head of Major Development and Investment advised that the latest information suggested that a physical start on site could now be made in mid-February (and not in mid-January as previously advised) in order to avoid impact on the nesting sites for the Peregrine Falcon. In light of this additional month, the applicant was seeking to meet the requirements some of the recommended conditions prior to the issue of the consent, in order to be able to make a start.

The Head of Major Development and Investment sought the Committee's authorisation for the Head of Planning, under delegated authority, to continue to make any amendments to Conditions (including their removal if the applicant submits the required details before the consent is issued) if necessary. It was also hoped that agreement could be reached with NRW however it was felt that sufficient information had already been submitted and that agreement with NRW was not necessary in order to issue the consent.

Following a lengthy 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 Conditions details above; and to give authorisation to the Head of Planning to make any amendments to Conditions where necessary.

**168 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 25<sup>th</sup> November 2019 and 6<sup>th</sup> December 2019.

**This meeting closed at 6.00 pm**

**CLLR S REES  
CHAIR.**