



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the Planning and Development Committee held on Thursday, 23 January 2020 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 R Yeo
Councillor D Williams	

Officers in attendance:-

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

County Borough Councillors in attendance:-

Councillor E Stephens

169 APOLOGIES FOR ABSENCE

An apology for absence was received from County Borough Councillor W. Owen.

170 DECLARATION OF INTEREST

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

171 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.

172 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.

173 MINUTES

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

174 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.

175 APPLICATION NO: 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.

The Development Control Manager informed Members that the application had been withdrawn following the publication of the agenda and would not require further consideration.

176 APPLICATION NO: 19/0814/10

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, CF37 1TW

The Development Control Manager presented the application, which was last reported to Committee on 5th December 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 development was contrary to the spirit of the Councils SPG on Houses in Multiple Occupation (HMO's) and the Wellbeing of Future Generation Act, would have an adverse impact on the local area and would cause highways and parking issues.

Following discussion Members **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development for the following reasons:

1. The proposal does not constitute sustainable development as it fails to satisfy the well-being goals set out in Planning Policy Wales 10 inasmuch as it does not contribute to a Wales of cohesive communities and would subsequently have an adverse impact on the amenity of the local area. The proposal would therefore be contrary to Supplementary Planning Guidance: Houses in Multiple Occupation and Planning Policy Wales 10.
2. The proposed development will generate a greater intensity of indiscriminate parking to the detriment of highway safety in the vicinity of the site. It would

therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

177 APPLICATION NO: 15/1640

Erection of a bungalow on land adjacent to No 40 Ardwyn Terrace, Gelli (Amended plans received 24/10/19), land adjacent to no 40, Ardwyn Terrace, Gelli.

Non-Committee/ Local Member – County Borough Councillor E. Stephens spoke on the application and put forward her objections in respect of the proposal.

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.

178 APPLICATION NO: 19/1185

Conversion of Old Bank Chambers to 9 no. apartments (first, second and third floors) (Use Class C3 dwelling houses). OLD BANK CHAMBERS, MARKET STREET, PONTYPRIDD, CF37 2SU.

The Development Control Manager outlined the content of two 'late' letters. The first received from Local Member County Borough Councillor H. Fychan objecting to the proposed development and neighbouring Member County Borough Councillor J. Brencher raising concerns with the proposal.

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 shall ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

Note – A motion from Councillor Jarman to amend the substantive motion was not accepted by the Chair as the Chair deemed the debate to have ended and the process of voting to have commenced.

179 INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS

The Development Control Manger informed Members that 3 Appeal Decisions from the period outlined in the report had not been included but advised Members that these will be added to the next report.

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 06/12/2019 and 10/01/2019.

This meeting closed at 5.30 pm

**CLLR S REES
CHAIR.**