



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

Minutes of the meeting of the Planning and Development Committee held on Thursday, 5 March 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 P Jarman
Councillor J Williams	Councillor W Owen
Councillor R Yeo	Councillor D Williams

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

Mr J Bailey, Head of Planning  
Mr S Humphreys, Head of Legal Services  
Mr A Rees, Senior Engineer

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

Councillor R Bevan, Councillor K Morgan, Councillor S Pickering, Councillor A Roberts and Councillor G Thomas

#### **187 APOLOGIES FOR ABESNCE**

Apologies for absence were received from County Borough Councillors J. Bonetto, D. Grehan, G. Hughes and S. Powderhill.

#### **188 DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct County Borough Councillor S. Rees declared a personal interest in Item 6: Application 19/0660/10 – Use of land for low speed, non-competitive activities such as vehicle testing, driver/rider training, customer experience days, promotional activities, product launch days, filming and photography etc. of both motor cycles and cars. "The applicants are making a contribution to the Friends of Aberdare Park which I am a member of."

#### **189 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.

**190 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.

**191 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 23<sup>rd</sup> January 2020.

**192 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.

**193 APPLICATION NO: 19/0829**

Members **RESOLVED** to defer the application for a site inspection to be undertaken by the Planning and Development Committee to consider the potential adverse effect the development could have on the local community and highways issues relating to parking.

**194 APPLICATION NO: 19/1214**

Non-Committee/ Local Member – County Borough Councillor A Roberts spoke on the item and put forward her support in respect of the proposed application.

The Head of Planning presented the report to committee and following discussion, Members were minded to approve the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the change to the size of the extension applied for was acceptable. Members also noted there have been no objections raised by neighbours. 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.

**195 APPLICATION NO: 19/0660**

In accordance with adopted procedures, the Committee received Mr Simon Thrussel (Applicant) who was afforded five minutes to address Members on the

above-mentioned proposal.

Non-Committee/ Local Member – County Borough Councillor G Thomas spoke on the application and highlighted concerns regarding noise pollution, speed restrictions and road access requesting an alternative access route be considered.

The Head of Planning presented the report to committee and noted the concerns of the local member regarding road access. The Head of Planning informed Members that through a Traffic regulation order and improvements to visibility splays there were no objections from highways.

Members noted the potential boost for tourism the application could provide and although concerns regarding enforcement of speed restrictions were voiced Members felt the application provided a responsible and positive addition to the area.

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

## **196 APPLICATION NO: 19/1272**

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:

- Ms Dassy Jones (Applicant)
- Mrs Trudy Aspinwall (Supporter)
- Mr Henry Mochan (Supporter)
- Mr Peter Baines (Supporter)

Non-Committee/ Local Members – County Borough Councillor G. Thomas and K. Morgan spoke on this application and raised their objections based on highways safety concerns and access issues.

The Head of Planning outlined the content of one 'late' letter received from Hirwaun and Penderyn Community Council highlighting concerns surrounding highways safety issues.

The Head of Planning continued by presenting the application to the Committee and outlining the background to the application.

Members sympathised with the circumstances outlined by the public speakers but noted personal experiences with the road safety in the area and highlighted concerns regarding the highways issues outlined in the report.

Following discussion the committee **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and

Development.

**197 APPLICATION NO: 20/0006**

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 Randell (Applicant)
- Ashley Rees (Supporter)
- Mrs Williams (Objector)

(**NOTE:** Committee Member County Borough Councillor J. Williams left the meeting at this point.)

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

Non-Committee/ Local Member – County Borough Councillor S. Pickering spoke in support of the application and suggested a site visit would be beneficial to Members prior to determining this application.

The Head of Planning presented the application to Committee and members were informed that applications of a similar nature had been refused in the area recently.

Members discussed the benefits of holding a site visit to consider this application to understand the geography of the area.

Following consideration it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to gain a clear understanding of the site and location of the proposed development and the reasons for refusal on previous applications before considering the current application.

**198 APPLICATION NO: 18/1384**

The Head of Planning presented the application to Committee. The Chair questioned whether the application would require access to Meirion Street as there were concerns that this could cause issues for local residents. The Highways Officer clarified that the plans showed access was unlikely to be via Meirion Street due to the junction being located near to the Aberdare bypass.

Following consideration members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development

**199 APPLICATION NO: 19/0973**

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with

the recommendation of the Director, Prosperity and Development.

**200 APPLICATION NO: 19/1223**

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve/refuse the application in accordance with the recommendation of the Director, Prosperity and Development.

**201 APPLICATION NO: 20/0046**

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

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**202 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 27/01/2020 and 21/02/2020.

**This meeting closed at 6.30 pm**

**CLLR S REES  
CHAIR.**