



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 11 June 2020 at 3.00 pm.

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 W Owen	Councillor R Yeo
Councillor D Williams	Councillor S Powderhill

Officers in attendance:-

Mr C Hanagan, Service Director of Democratic Services & Communication
Mr S Gale, Director of Prosperity & Development
Mr C Jones, Head of Major Development and Investment
Mr J Bailey, Head of Planning
Mr S Zeinali, Highways Development Control Manager
Mr S Humphreys, Head of Legal Services

County Borough Councillors in attendance:-

Councillor R Bevan and Councillor A Roberts

203 DECLARATION OF INTEREST

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

204 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.

205 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.

206 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 6th February 2020.

207 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.

208 APPLICATION NO: 19/1214

REAR FIRST FLOOR EXTENSION, 16 LLEWELLYN STREET, HENDREFORGAN, GILFACH GOCH, PORTH

The Development Control Manager presented the application which was originally reported to Committee on 5th March 2020 where Members were minded to approve the application, contrary to the officer recommendation of the Service Director, Planning (Minute 194 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to approve the application contrary to the recommendation of the Service Director, Planning, because Members considered that application would not result in a significant impact on either the visual amenity of the wider area or the residential amenity and privacy of the neighbouring properties.

(**NOTE:** County Borough Councillor D. Williams did not take part in the vote as he was not present for the full debate)

209 APPLICATION NO: 19/1235

Construction of 3 bed dwelling. (Amended site layout received 31/03/2020). LAND REAR OF NOS. 37 TO 47 HEOL DEWI, BRYNNA, CF72 9SQ

The Head of Planning read out the contents of two letters that had been submitted in objection to 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 Service Director Planning subject to amendment of Condition 4 to also require privacy screen details along the western facing end of the roof terrace area.

210 APPLICATION NO: 19/1236

Outline application for 5 No self build plots with all matters reserved. SION TERRACE, TIRFOUNDER ROAD, CWMBACH, ABERDARE

The Head of Major Development and Investment presented the application to the Committee and drew Members attention to a proposed revision of the Section 106

Agreement as set out in the report. Members were informed the requirement to revoke previous planning permission should not be included in the Section 106 Agreement. Following discussion it was **RESOLVED** to approve the application subject to a Section 106 Agreement for the following:

- Nature conservation – the agreement of a public open space management plan which includes the set-up, design and long term management of the ecological mitigation areas.

211 APPLICATION NO: 20/0048

Proposed attic conversion and 'granny' flat (Amended Plans received 03/03/2020). 2 ROWAN COURT, CWMDARE, ABERDARE, CF44 8HB

The Head of Major Development and Investment 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.

212 APPLICATION NO: 20/0110

Variation of condition 2 amendments to approved plans (previous app 15/1007/10) to reposition house and driveway. (CMRA received 7th March 2020) LAND ADJACENT 22 JESTYN STREET, PORTH, CF39 0DN.

The Head of Planning presented the details of the proposed variation to condition 2 to Committee and the Highways Development Control Manager provided his views on the application and reasons for the recommendation for approval as set out in the report.

Committee Member and Local Member J. Williams outlined concern for the potential issues the development may cause in relation to parking and the impact on neighbouring properties.

Following discussion 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 variation in condition 2 could have on the neighbouring properties and highways issues relating to parking.

213 APPLICATION NO: 20/0247

Single storey extension. 2 WESLEY COTTAGE, ABERDARE ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4NP

The Head of Major Development and Investment 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.

This meeting closed at 4:15pm

**CLLR S REES
CHAIR.**