



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the virtual Planning and Development Committee held on Thursday, 2 July 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 R Yeo	Councillor D Williams
Councillor S Powderhill	

Officers in attendance:-

Mr C Hanagan, Service Director of Democratic Services & Communication
Mr C Jones, Head of Major Development and Investment
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 D Owen-Jones and Councillor T Williams

214 APOLOGIES FOR ABSENCE

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

215 DECLARATION OF INTEREST

The following declarations of personal interests were declared in matters pertaining to the agenda:

(1) In accordance with the Code of Conduct, County Borough Councillor S Rees declared a personal and prejudicial interest in respect of Application No: 20/0336 - 4 new residential dwellings with garages and associated works. Resubmission of planning permission 17/1224/13.RIVERSIDE, FARM ROAD, ABERAMAN, ABERDARE, CF44 6LJ

“The applicant has assisted with a donation to Friends of Aberdare Park in relation to a splash pad and I am a trustee of the charitable organisation.”

(2) In accordance with the Code of Conduct, County Borough Councillor S Rees declared a personal interest in respect of Application No: 20/0091 - Construction of 3 no. Garages. (Amended Plans received 28/05/20) LAND ADJACENT TO JAMES STREET, CWMDARE, ABERDARE

“The applicant is known to me through my role as a councillor.”

(3) In accordance with the Code of Conduct, County Borough Councillor R Yeo declared a personal interest in respect of Application No:20/0306 - Two-storey side / front extension. 17 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JD

“I was contacted by the applicant via email but I have only issued advice on contacting the Planning department and have not indicated my opinion.”

216 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.

217 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.

218 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 March 2020.

219 CHANGE TO THE ORDER OF THE AGENDA

The Committee agreed that the agenda would be considered out of sequence and as detailed in the minutes set out hereunder.

220 APPLICATION NO: 20/0322

Construction of a sports centre.

COLEG Y CYMOEDD, HEOL Y COLEG, NANTGARW, CF15 7QY

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

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

(Note: County Borough Councillors P Jarman, J Williams and R Yeo abstained from the vote as they were not present for the whole discussion)

221 APPLICATION NO: 20/0306

**Two-storey side / front extension
17 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JD**

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

The Head Of Major Development & Investment presented the application to Committee. Following a lengthy 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 design is not incongruous and were happy with the scale of the development. Members were minded to approve the application taking into consideration the minimal impact to neighbouring properties and the. 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.

222 APPLICATION NO: 20/0336

**4 new residential dwellings with garages and associated works. Re-submission of planning permission 17/1224/13.
RIVERSIDE, FARM ROAD, ABERAMAN, ABERDARE, CF44 6LJ**

(**Note:** Having earlier declared an interest in the above-mentioned application, County Borough Councillor S Rees left the meeting for this item and County Borough Councillor G Caple took over Chair of the meeting).

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

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

The Head Of Major Development & Investment presented the report to Committee. Following lengthy discussion it was **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and Development.

223 APPLICATION NO: 20/0091

**Construction of 3 no. Garages. (Amended Plans received 28/05/20)
LAND ADJACENT TO JAMES STREET, CWMDARE, ABERDARE**

(**Note:** Having earlier left the meeting, County Borough Councillor S Rees re-joined the meeting)

The Head Of Major Development & Investment outlined the contents of 4 letters received from residents in neighbouring properties in objection of the application.

The Head Of Major Development & Investment presented the application to Committee and following lengthy consideration Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the amended plans pose significant highways safety issues and the construction of the garage is such that the intended use is not achievable. 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.

224 APPLICATION NO: 19/1180

New bungalow.

OAKLANDS, PANTYBRAD, TONYREFAIL, PORTH, CF39 8HX

(Note: County Borough Councillor S Rees resumed her position as Chair of the meeting).

Non-Committee/ Local Member – County Borough Councillor D Owen-Jones spoke on the application and put forward his support in respect of the proposed Development.

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

225 APPLICATION NO: 19/0060

Construction of Replacement Dwelling (Further Information Received January 2020)

TAIR LEVEL, FFYNNONBWLA ROAD, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7UU

The Head Of Major Development & 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.

(Note: County Borough Councillor S Powderhill abstained from the vote as they were not present for the whole discussion)

226 APPLICATION NO: 19/0680

Conversion of hotel into 9 no. one, two and three bedroom flats.(Amended plans reducing number of units from 11 to 9 received on 29/5/20).

OLD GLANDWR COURT HOTEL, YSTRAD ROAD, PENTRE, CF41 7PY

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.

(Note: County Borough Councillor D Grehan abstained from the vote as they were not present for the whole discussion)

227 APPLICATION NO: 19/0882

**Temporary farmhouse, glamping pods, storage building and associated development (Amended site location plan, description and changes to position of glamping pods and storage building received 10th and 16th March 2020)
FERNHILL FARM, CAROLINE STREET, BLAENRHONDDA, CF42 5RY.**

The Head of Planning outlined the details of the application and requested Members consider deferral of the application to firmly establish the status of the carriageway referenced in the current report.

Following discussion it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to enable officers to provide clarity on the status of the carriageway.

228 APPLICATION NO: 19/1296

**Demolition of Chapel and Construction of 2 No. Detached Dwellings (Amended Plans Received 12/02/2020).
BETHEL CHAPEL, ABERNANT ROAD, ABER-NANT, ABERDARE**

The Head Of Major Development & Investment outlined the contents of a letter received from Mr J Evans in objection of the application and Mr C Cousins (Applicant) in support of the application.

The Head Of Major Development & 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.

229 APPLICATION NO: 20/0285

**Proposed two storey extension and a single detached garage (Amended plans received 14/05/2020).
40 LAUREL CLOSE, CWMDARE, ABERDARE, CF44 8RS**

The Head Of Major Development & 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.

230 APPLICATION NO: 20/0375

**Erection of two Class B1/B2/B8 units and associated parking.
UNITS 14 & 15, HEPWORTH BUSINESS PARK, TALBOT GREEN, CF72 9DX**

The Head of Planning 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.

(Note: County Borough Councillor J Williams abstained from the vote as they were not present for the whole discussion)

231 APPLICATION NO: 20/0425

**Roof garden on top of existing extension.
50 ALBANY STREET, FERNDAL, CF43 4SL**

The Head of Planning outlined the contents of letters received from residents of properties no.42 and no.43 in support of the application.

The Head of Planning 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.

**232 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 24/02/20 – 19/06/20.

This meeting closed at 5.45 pm

**CLLR S REES
CHAIR.**