



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the meeting of the virtual Planning and Development Committee held on Thursday, 16 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 D Grehan	Councillor G Hughes
Councillor J Williams	Councillor W Owen
Councillor R Yeo	Councillor D Williams
Councillor S Powderhill	Councillor E Stephens

Officers in attendance:-

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, Councillor A Cox, Councillor G Davies, Councillor W Jones, Councillor S Pickering, Councillor G Thomas and Councillor R Turner

237 DECLARATION OF INTEREST

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

238 APOLOGIES FOR ABSENCE

An apology for absence was received from County Borough Councillor P Jarman. Committee Members were informed County Borough Councillor E Stephens was present as a substitute for Councillor P Jarman and welcomed her to the meeting.

239 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.

240 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.

241 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 11th June 2020.

242 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.

243 APPLICATION NO: 19/1245

**Development of 25 affordable dwellings and associated works (Planning Policy Tech Note; Transport Assessment Addendum; Site Investigation; Ecological Management Plan; Revised Boundary Detail; and other revised plans to reflect changes to traffic calming/site entrance; received 30th January 2020)
LAND TO THE NORTH OF BRYNNA ROAD, BRYNNA.**

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

The Head of Planning read the contents of 5 written submissions objecting to the application from the following:

- Mr S Harrison (Objector)
- Mr R Vowles (Objector)
- Mr C Jones (Objector)
- Mr N McAndrew (Objector)
- Ms C Rees (Objector)

The Agent Mr J Hurley exercised the right to respond to the representations made by the objectors.

Non-Committee/ Local Member – County Borough Councillor R. Turner spoke on the application and put forward his objections in respect of the proposed development.

The Head of Planning presented the application to the Committee and following lengthy discussion it was **RESOLVED** to approve the application in accordance with the recommendation of the Service Director, Planning subject to the Conditions set out in the report and a Section 106 (S106) Agreement requiring the following:-

- The dwellings are established and maintained as

affordable units, for the continued purpose of meeting identified local housing needs.

- The S106 agreement will need to incorporate an obligation to manage the land adjoining the application site, for the purposes of delivering the required ecological mitigation and enhancement, in accordance with the approved Ecological Management Plan.
- The Council's SPG for Employment Skills requires that residential developments of 25 dwellings or greater must be supported by an Employment and Skills Plan. Its provision should also be secured within the S106 agreement.

244 APPLICATION NO: 20/0309

**Proposed affordable housing development (9 no. flats). (Revised plans, reducing height of rear annexe, received 3rd June 2020).
ROYAL MAIL TREORCHY DELIVERY OFFICE, 22-23 HIGH STREET,
TREORCHY, CF42 6NP.**

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

The Head of Major Development & Investment read out a written submission from Non-Committee/ Local Member – County Borough Councillor E Webster putting forward his concerns in respect of the proposed Development.

The Head of Major Development & Investment continued by presenting 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.

245 APPLICATION NO: 20/0146

**Customer car port and first floor reception area (Amended plans received 29/05/2020).
TY YSGOL BLAENCWM, HENDREWEN ROAD, BLAENCWM,
TREHERBERT, CF42 5DR.**

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

Non-Committee/ Local Member – County Borough Councillors G Davies and W Jones spoke on the application and put forward their support in respect of the proposed Development.

The Head of Planning presented the application to Committee and following consideration 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 proposed development

would not have a significant detrimental impact upon the character and appearance of the host property and the immediate surrounding locality. Members were also of the view that it would not result in direct overlooking. 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.

246 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.

Non-Committee/ Local Member – County Borough Councillor G Davies spoke on the application and put forward his concerns in respect of the proposed Development.

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application subject to the conditions outlined within the report and to the imposition of an additional condition, requiring that prior to any works commencing on site the applicant appoint a suitably qualified person/s to undertake a structural survey of the bridge (which crosses the River Rhondda, at the end of Brook Street and adjacent to the bus turning head) and that any deficiencies identified within that report be remedied to the satisfaction of the local planning authority.

(Note: A motion to hold a site visit in respect of the application failed)

247 COUNCIL PROCEDURE RULE 8

It was **RESOLVED** to continue the meeting in accordance with Council Procedure Rule 8, to allow consideration of the remaining agenda items.

248 APPLICATION NO: 19/0323

Application for the discharge of Condition 8 of Planning Permission 13/0466/15 (allowed at appeal APP/L6940/A/14/2212351) to provide a revised restoration scheme to that previously approved under Discharge of Condition Consent 17/0525) (Amended description 10 April 2019) (Additional information received 04/09/2019) (Additional information received 29/04/20)

TOWER COLLIERY RAILHEAD, RHIGOS MOUNTAIN ROAD, RHIGOS, HIRWAUN, ABERDARE, CF44 9UF.

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

The Head of Major Development and Investment read out a written submission from Mrs S Powell (Objector) on behalf of Rhigos Community Council. He also outlined the contents of a 'late' letter received from Mr G Sheldon in objection of the application.

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.

(Note: At this point in the proceedings, County Borough Councillor W Owen left the meeting 6:05PM)

249 APPLICATION NO: 18/0880

Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works (Amended description received 03/10/2016) (Listed Building Consent). (Amended Heritage Impact Assessment Received 12/07/2019)
1 FOTHERGILL STREET, TREFOREST, PONTYPRIDD, CF37 1SG.

In accordance with adopted procedures, the Head of Major Development and Investment read a written submission from Mr C Dance (Agent) on the above-mentioned proposal and application 18/0886 detailed at Minute 250 below.

The Head of Major Development and Investment presented the application to Committee and following lengthy discussion it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the impact of the proposed development on highways safety.

250 APPLICATION NO: 18/0886

Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works.
1 FOTHERGILL STREET, TREFOREST, PONTYPRIDD, CF37 1SG.

In accordance with adopted procedures, the Head of Major Development and Investment read a written submission from Mr C Dance (Agent) on the above-mentioned proposal.

The Head of Major Development and Investment presented the application to Committee and following lengthy discussion it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the impact of the proposed development on highways safety.

251 APPLICATION NO: 19/0829

**Conversion of a church to 8 apartment (amended parking scheme received 06/12/2019)
ENGLISH CALVARY BAPTIST CHURCH, CLIFF TERRACE, TREForest, PONTYPRIDD.**

In accordance with Minute No: 193 of the Planning and Development Committee held on the 5th March 2020, the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection which was held on the 24th June 2020 in respect of the application which was recommended for approval/refusal by the Service Director Planning.

In accordance with adopted procedures, the Head of Planning read out three written submissions from the following:

- Dr J Barrett (Objector)
- Mr R Dyer (Objector)
- Mr B Hicks (Objector)

The Head of Planning presented the application to Committee and following 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 site would be overdeveloped and had concerns over the lack of parking provision. 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.

252 APPLICATION NO: 20/0348

**Conversion of former Chapel & school room to 1 x one-bedroom flat and 4 x two-bedroom flats (re-consultation due to corrected address)
NODDFA CHAPEL, HIGH STREET, YNYSYBWL, PONTYPRIDD.**

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

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.

253 APPLICATION NO: 20/0006

**Construction of a detached split level three bedroom dwelling.
LAND AT GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW.**

In accordance with Minute No: 197 of the Planning and Development Committee

held on the 5th March 2020, the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection which was held on the 24th June 2020 in respect of the application which was recommended for approval/refusal by the Service Director Planning.

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

The Head of Planning read the contents of a written submission from Mrs J Evans (Objector).

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

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

254 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.

In accordance with Minute No: 212 of the Planning and Development Committee held on the 11th June 2020, the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection which was held on the 24th June 2020 in respect of the application which was recommended for approval/refusal by the Service Director Planning.

Non-Committee/ Local Member – County Borough Councillor A Cox spoke on the application and put forward his concerns in respect of the proposed Development.

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.

255 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 22/06/20 and 03/07/20.

This meeting closed at 7.30 pm

**CLLR S REES
CHAIR.**