



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 20 August 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 G Hughes
Councillor J Williams	Councillor W Owen
Councillor R Yeo	Councillor D Williams
Councillor S Powderhill	

Officers in attendance:-

Mr C Jones, Head of Major Development and Investment
Mr S Zeinali, Highways Development Control Manager
Mr S Humphreys, Head of Legal Services

County Borough Councillors in attendance:-

Councillor R Bevan

267 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, County Borough Councillor G Caple declared a personal interest in respect of Application No: 18/1291 - Change of use of site to storage yard of steel storage containers (amended details, including enlarged site area, lighting details and hours of operation received 26/11/2019) Land adjacent to Glynfach Road, Glynfach, Porth.

"As local Member I have been dealing with residents complaints regarding improper use of this area not connected with this application."

268 APOLOGIES FOR ABSENCE

An apology for absense was received from County Borough Councillor D Grehan.

269 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.

270 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.

271 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 9th July 2020.

272 APPLICATION NO: 18/1291

Change of use of site to storage yard of steel storage containers (amended details, including enlarged site area, lighting details and hours of operation received 26/11/2019) Land adjacent to Glynfach Road, Glynfach, Porth.

The Head Of Major Development & Investment 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 application is incompatible with the residential area and is detrimental to local amenity. Members also felt the application is an unsympathetic development and the access and egress is sub-standard giving rise to highways safety issues.

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.

273 APPLICATION NO: 20/0065

Demolition of pre-fabricated building and construct 2 no. 3 bedroom detached houses with garages. Moriah Baptist Church, Community Hall, Bassett Street, Abercynon, Mountain Ash.

The Head Of Major Development & Investment outlined the contents of two 'late' letters received from Mr & Mrs Bevan in objection of the application.

The Head Of Major Development & Investment presented the application to Committee and following discussion it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the addition of a condition for the removal of the garages and retaining the use of the area solely for the parking of private motor vehicles in association with the house(s).

274 APPLICATION NO: 20/0720

Proposed balcony to rear with garden store underneath. 37 Cilhaul Terrace, Llanwonno Road, Mountain Ash.

The Head Of Major Development & Investment presented the application to Committee and following consideration it was **RESOLVE** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

275 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 Minute No. 249 of the Planning and Development Committee held on the 16th July 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 28th July 2020 in respect of the application which was recommended for approval by the Service Director Planning.

The Head Of Major Development & Investment Manager outlined the contents of 'late' letters received from the following: on the above-mentioned proposal and application 18/0886 detailed at Minute 275 below:

- LPC Town and Country Planning Development Consultants (Agent) in support of the application.
- Mr Grabham and Mr R Godwin in objection of the application.

The Head Of Major Development & Investment presented the application to Committee and following consideration Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the development will be detrimental to the character and architectural features of the Listed Building.

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.

276 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 Minute No. 250 of the Planning and Development Committee held on the 16th July 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 28th July 2020 in respect of the application which was recommended for approval by the Service Director Planning.

The Head Of Major Development & Investment Manager outlined the contents of 'late' letters received from the following: on the above-mentioned proposal and application 18/0880 detailed at Minute 275 above:

- LPC Town and Country Planning Development Consultants (Agent) in support of the application.
- Mr Grabham and Mr R Godwin in objection of the application

The Head Of Major Development & Investment presented the application to Committee and following consideration Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the site would be overdeveloped as well as concerns regarding highway safety and lack of amenity space.

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.

277 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.

The Head of Major Development & Investment presented the application which was originally reported to Committee on 5th March 2020 where it was deferred for a site visit to consider the potential adverse effect the development could have on the local community and highway safety issues relating to parking. The site visit was planned for 17th March 2020 however due to the impact of Covid-19 this was cancelled and re-arranged for 24th June 2020. The application was reported back to committee on 16th July 2020 with a recommendation for approval but Members were minded to refuse the application, contrary to the recommendation of the Director, Prosperity and Development.

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 refuse the application contrary to the recommendation of the Director, Prosperity and Development for the following reasons:

1. The proposed development would represent overdevelopment of the site resulting in units with a poor standard of living accommodation to the detriment of future residents' living conditions, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
2. In the absence of adequate off-street parking facilities (shortfall of 11 spaces), the proposed development would lead to increased levels of indiscriminate on-street car parking in an area where there is already considerable demand leading to unacceptable highway and pedestrian safety concerns to the

detriment of safety of all highway users and free flow of traffic.

278 APPLICATION NO: 20/0306

Two-storey side / front extension. 17 Manor Chase, Beddau, Pontypridd, CF38 2JD.

The Development Control Manager presented the application which was originally reported to Committee on 2nd July 2020 with a recommendation for refusal but Members were minded to approve the application, contrary to the recommendation of the Director, Prosperity and Development.

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 Director, Prosperity and Development subject to the two conditions set out in the further report as Members were of the view that the design would not result in a significant impact to the visual amenity of the wider area.

279 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 20/07/2020 – 07/08/2020.

This meeting closed at 4.15 pm

**CLLR S REES
CHAIR.**