



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 17 September 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 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

292 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors G. Hughes and S. Powderhill.

293 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, the following declarations of interest were made:

(1) County Borough Councillor G Caple declared a personal interest in respect of Application No: 18/1291/10 -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."

(2) County Borough Councillor J Bonetto declared a prejudicial interest in respect of Application No: 20/0631 – Renewable energy scheme using a heat recovery system to provide heating to Fynnon Taf Primary School and the Pavilion. Taffs Well Spring Heat Network, Cardiff.

"I am chair of the Taffs Well Park and Thermal spring and was involved in the original feasibility study undertaken on this project."

294 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.

295 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.

296 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 August 2020.

297 APPLICATION: 20/0201

Conversion and extension of Llantwit House to provide 8 no. selfcontained flats, parking and associated works (Bat Survey Rec 16/07/2020), Llantwit House Hotel, Llantrisant Road, Llantwit Fardre, Pontypridd.

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

The Head of Planning outlined the contents of 'late' letters received from the following:

- Local Member / Non-Committee Member J. James in overall support of the application although raising some parking concerns.
- Mr D Benjamin in objection 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 subject to the completion of a section 106 agreement to ensure that one unit is established and maintained as an affordable unit, for the continued purpose of meeting identified local needs.

298 APPLICATION: 20/0433

Re-submission to use a property for a single occupancy care home with a young person in supported living, with all staff and support workers on waking shifts, 9 Avondale Road, Gelli, Pentre.

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

The Head of Planning read out the contents of a written submission from Mr & Mrs Jones in objection of the application.

The Head of Planning 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 restricting the use of the property to provide for the care of no more than one young person at any one time.

299 APPLICATION: 20/0631

Renewable energy scheme using a heat recovery system to provide heating to Fynnon Taf Primary School and the Pavilion, Taffs Wellspring Heat Network, Cardiff.

(Note: Having earlier declared an interest in the above-mentioned application (Minute No. 293), County Borough Councillor J Bonetto left the meeting for this item).

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: Following the resolution, County Borough J. Bonetto returned to the meeting.)

300 APPLICATION: 20/0680

6 glamping pods with infrastructure and improvements and repairs to existing barn (additional information rec. 17/08/2020)(Amended Plan Received 25/08/2020), Blaennantgroes Farm, Blaennantgroes Road, Cwmbach, Aberdare.

The Committee **RESOLVED** to defer the application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the impact the highways access to the site.

301 APPLICATION: 18/0880/10

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.

The Head of Planning presented the application which was originally reported to Committee on 16th July 2020 where it was deferred for a site visit which was held on 28th July 2020. The application was reported back to committee on 20th August 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 reason:

- The proposed development would lead to an unacceptable loss of historically and architecturally important features of a Listed Building, contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note (TAN) 24: The Historic Environment.

302 APPLICATION: 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.

The Head of Planning presented the application which was originally reported to Committee on 16th July 2020 where it was deferred for a site visit which was held on 28th July 2020. The application was reported back to committee on 20th August 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 place significant pressure on the plot, representing an over-intensive use and overdevelopment of the site; and in trying to accommodate as many self-contained flats as possible within the building and with no amenity space, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance: Development of Flats.

2. The proposed development would have a detrimental impact upon pedestrian and highway safety in the vicinity of the site, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

i. The proposed development would result in an intensification of use at the site and additional traffic along the residential streets which are already oversubscribed with on-street car parking narrowing the available width to single file traffic and blocking footways to the detriment of safety of all highway users and the free flow of traffic.

ii. With no off-street parking provision proposed and no space within the site to provide any, future occupiers would be forced to park on the highways along neighbouring residential streets which are already congested, resulting in indiscriminate on-street parking to the detriment of safety of all highway users and the free flow of traffic.

iii. The proposed bin store area would be sited directly adjacent to the highway at the junction of Park Street and Cyrch-y-Gwas Road with no footway provision. Consequently future occupants would have to enter the busy highway to use the communal bins to detriment of their safety and that of highway users.

iv. It would be extremely difficult to enforce the control of the building's secondary access at the junction of Park Street and Cyrch-y-Gwas Road to that of 'use of the communal bin store only' which would result in occupants using

this entrance as their primary means of access with no footway provision, to the detriment of pedestrian and highway safety in this area.

303 APPLICATION: 18/1291/10

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 Planning presented the application which was originally reported to Committee on 20th August 2020 where Members were minded to approve the application, contrary to the officer recommendation of the Service Director, Planning.

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 for the following reasons:

1. The proposed development would represent a commercial use, the operation of which, would be incompatible with the residential nature of the surrounding area. The 24 hour operation of the site would cause noise and disturbance to nearby residential properties, particularly at unsociable hours, to the detriment of their residential amenity, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and, as a result of the impact, contrary to the Well Being of Future Generations Act.

2. The proposed development would lead to an increase in the use of the existing, substandard access and egress to the site to the detriment of safety of all highway users and free flow of traffic within the area, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

304 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 24/08/2020 – 04/09/2020.

This meeting closed at 4.00 pm

**CLLR S REES
CHAIR.**