



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 15 October 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 J Bailey, Head of Planning
Mr S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer

County Borough Councillors in attendance:-

Councillor R Bevan, Councillor J Brencher and Councillor J Edwards

1 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, County Borough Councillor G Hughes declared a personal interest in respect of Application No: 20/0654/10 - Retention of raised decking area and erection of an outbuilding in rear garden. Philden Bungalow, Rhys Street, Trealaw, Tonypandy, CF40 2QQ.
"The applicant is known to me."

2 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.

3 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.

4 **MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 20th August 2020.

5 **CHANGE TO THE AGENDA**

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

6 **APPLICATION NO: 20/0654/10**

Retention of raised decking area and erection of an outbuilding in rear garden. Philden Bungalow, Rhys Street, Trealaw, Tonypandy, CF40 2QQ

In accordance with adopted procedures, the Committee received the following public speakers who were afforded five minutes to address Members on the above-mentioned proposal:

- Ms Lisa Bruford (Applicant)
- Ms Kathryn Lee (Objector)
- Ms Debbie Jones (Objector)

The Applicant Ms Lisa Bruford exercised the right to respond to the comments made by the objectors.

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.

7 **APPLICATION NO: 20/0843**

Proposed dwelling. Land between Wattstown Rugby Club and 25 Danygraig Terrace, Ynyshir.

Non-Committee/ Local Member – County Borough Councillor J Edwards 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 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 detrimental impact on the character and appearance of the surrounding area. Members expressed concerns over the stability of the land to the rear of the development area and requested that when reported back to Committee a condition be included requiring a detailed report assessing the stability and potential need for any remedial works and/or need for retaining structure/s; together with an assessment of implications for the watercourse at the rear of the site.

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.

8 APPLICATION NO: 20/0118

Conservation Area consent for the change of use of building from Council Offices to 20 no. self-contained residential student flats (Sui Generis) including demolition of part of existing building and associated works. The Old Courthouse, Court House Street, Graig, Pontypridd, CF37 1LJ

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

The Head of Planning presented the application to Committee and following lengthy discussions it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the Conditions set out in the report.

9 APPLICATION NO: 20/0120

Change of use of building from Council Offices to 20 no. self-contained residential student flats (Sui Generis), including demolition of part of existing building and associated works (Bat Survey & Nesting Bird Survey rec. 15/07/2020) (Noise Report rec. 05/08/2020) The Old Courthouse, Court House Street, Graig, Pontypridd, CF37 1LJ

Non-Committee/ Local Member – County Borough Councillor J Brencher spoke on the application and put forward her 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 subject to the Conditions set out in the report.

(Note: at this point in proceedings, County Borough Councillor S Powderhill left the meeting)

10 APPLICATION NO: 20/0542

Outline application for the demolition of public house & construction of 8 residential dwellings with parking (some matters reserved). Rhydyfelin Sports Bar, Dyffryn Road, Rhydyfelin, Pontyclun, CF37 5ES.

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 Service Director, Planning subject to the Conditions set out in the report and 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.

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

11 APPLICATION NO: 20/0777

Proposed storage distribution portal frame building (Use Class B8) (amended plans rec. 27/08/2020). Land opposite Storamove, Aberaman Park Industrial Estate, Aberaman, Aberdare

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 conditions outlined in the report.

12 APPLICATION NO: 20/0885/09

**Insertion of rooflights to front and rear.
2 Wesley Cottage, Aberdare Road, Abercynon, Mountain Ash, CF45 4NP**

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to grant a Certificate of Lawfulness in accordance with the recommendation of the Director, Prosperity and Development subject to the conditions outlined in the report.

13 APPLICATION NO: 20/0949/10

**Two-storey rear extension.
27 Dumfries Street, Treherbert, Treorchy, CF42 5PP**

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 conditions set out in the report.

14 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 04/09/2020 – 02/10/2020.

15 URGENT BUSINESS

The Head of Planning briefed Members on the suitability of holding site visits under current Covid-19 restrictions. Following this, Members discussed alternative options to enable site visits to continue and agreed for Officers to explore the use of technology to aid with current and future site visits. . Members all agreed that in relation to the site visit for application 20/0680 (Minute 300 refers) officers will obtain drone footage and if thought appropriate additional video footage of the area which shall be presented to committee in order to address their concern in lieu of formal site meeting.

This meeting closed at 5.00 pm

**CLLR S REES
CHAIR.**