



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 4 February 2021 at 2.00 pm.

County Borough Councillors - Planning and Development Committee Members in attendance:-

Councillor S Rees (Chair)

Councillor G Caple	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

88 APOLOGIES FOR ABSENCE

An apology for absence was received from County Borough Councillor J Bonetto.

89 DECLARATION OF INTEREST

In accordance with the Code of Conduct, County Borough Councillor S Rees declared a personal interest in respect of Application No: 20/1213 - Retention and completion of garage block (re-submission of application 20/0091/10) Land adjacent to James Street, Cwmdare, Aberdare.
"The applicant and two objectors are known to me through my role as local Member."

90 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.

91 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.

92 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 17th December 2020.

93 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.

94 APPLICATION NO: 20/1352

Construction of an active travel footbridge. A4119, Coedely, Tonyrefail

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

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.

95 APPLICATION NO: 20/1204/10

Construction of two storey side extension, single storey rear extension, dormer loft conversion, rebuild of detached garage and creation of new hardstanding to side of property. (Amended Plans received 13/12/20). 97 Meyler Street, Thomastown, Tonyrefail, Porth, CF39 8DY.

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

The Head of Planning read out two written submissions from Ms Kimberly Smallman and Mr Ryan Hughes in objection to 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.

96 APPLICATION NO: 18/1105/10

Conversion of Chapel into 5 No. residential apartments with associated works (amended location plan and parking layout plan received 22/08/2019). Ebenezer Chapel, Ebenezer Street, Trecynon, Aberdare, CF44 8NU.

The Head of Planning presented the report to Members and reported orally on an update to the recommendation. He informed members that the report states that the recommendation is to approve subject to favourable referral of accompanying Listed Building Consent (LBC) application to Cadw. Members were informed a response had been received from Cadw on 6th January 2021 confirming acceptance.

Following discussion it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development as a favourable referral had been received from Cadw.

97 APPLICATION NO: 20/0822/10

Proposed front and rear dormer extensions (Amended Plans and Description Received 29/10/20). 7 Coed Isaf Road, Maesycod, Pontypridd, CF37 1EL.

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.

98 APPLICATION NO: 20/1219/10

The construction of two industrial (B2) and warehouse (B8) units capable of being combined into a single unit, with ancillary offices (B1), associated car and cycle parking, and the creation of a new access and service yard. Plot A, Land adjacent to Felindre Meadows, Llanharan, Pencoed, CF35 5HY.

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 a Section 106 agreement to provide an Employment and Skills plan and Habitat Management Plan as detailed in the report.

99 APPLICATION NO: 20/1375/10

Residential development and associated works. (Site Investigation Report received 7th December 2020 and updated layout plan received 18th January 2021). Land adjacent to Abergorki Industrial Estate, Ynyswen, Treherbert, CF42 6DL.

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 a Section 106 agreement to ensure that the dwellings are established and maintained as affordable housing units, for the continued purpose of meeting identified local housing needs.

100 APPLICATION NO: 20/1213/10

Retention and completion of garage block (re-submission of application 20/0091/10) Land adjacent to James Street, Cwmdare, Aberdare.

The Development Control Manager presented the application which was originally reported to Committee on 7th January 2021 where Members were minded to refuse the application, contrary to the officer recommendation of the Service Director, Planning (Minute No. 73 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of refusing contrary to officer recommendation and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Service Director, Planning for the following reason:

The garages and their associated access and apron, as constructed, are sub-standard for a standard vehicle with regard to the access/reversing width required for safe access/egress. The proposed development would therefore result in unsafe vehicle movements to the detriment of highway safety within the vicinity of the site. Consequently, the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

101 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 11/01/2021 – 22/01/2021.

This meeting closed at 3.15 pm

**CLLR S REES
CHAIR.**