



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 25 March 2021 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 C Jones, Head of Major Development and Investment
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 James, Councillor K Morgan and Councillor G Thomas

135 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, the following declaration of interest was made:

- County Borough Councillor W Owen declared a personal and prejudicial interest in respect of application 20/0621/10 "Truffles" Zero waste shop. (Coal Mining Risk Assessment received 7th December 2020, Bat Survey received 11th January 2021, Drainage Report received 28/02/21) Boars Head Public House, Coedcae Lane, Talbot Green, Pont-y-Clun, CF72 9EZ.
"I own the Boars Head and this is my application."

136 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.

137 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.

138 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 4th February 2021.

139 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.

140 APPLICATION NO: 20/0963

Application for reserved matters approval (appearance, landscaping, layout and scale) for residential development including associated works, roads and infrastructure. FORMER CLARIANT SITE, LLANTRISANT ROAD, CHURCH VILLAGE, CF38 2SN.

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

Non-Committee/ Local Member – County Borough Councillor J James spoke on the application and put forward his general support in respect of the proposed Development but raised a number of matters of concern.

The Head of Planning presented the application to Committee. The Committee stressed that they were not happy with the level of affordable housing that was being provided as part of the development. The Agent Mr Pete Sulley was asked by the Chair whether there was any prospect of his clients providing any additional affordable housing. The Agent advised the Committee that his client may be able to provide one additional property as affordable housing.

Following further consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to a Deed of Variation to vary the existing section 106 to provide an additional affordable housing unit as part of the development and to condition 5 being amended to:

5 - All plots with facades highlighted in green in figure 4.2 of the noise impact assessment (January 2021) shall utilise system 3 dMEV fans to wet rooms throughout the home to provide fresh air through acoustically treated trickle ventilators. These trickle ventilators shall be installed to the habitable rooms highlighted and shall achieve the performance detailed in table 4.4 of the noise impact assessment (January 2021). All mechanical ventilation must be designed to achieve the noise level details in figure 4.5 of the noise impact assessment (mechanical ventilation). These measures shall be implemented prior to the

occupation of the properties that the facades relate to and shall be retained as such thereafter.

Reason: To ensure that the affected properties benefit from an appropriate level of amenity and protection from noise in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

And further to the addition of the following condition:

7 - Prior to the commencement of any development (excluding any works of site clearance) at the site full details of a 4m high acoustic barrier, including full details for the timing of its erection on the site, to be erected on the south west boundary of the site which adjoins the Newtown Industrial Estate shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect interests of residential amenity, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

(**Note:** County Borough Councillors G Hughes and J Williams abstained from the vote as they were not present for the full debate.)

141 APPLICATION NO: 20/1453/10

**Two bedroom detached house with car parking.
86 Queen's Drive, Llantwit Fardre, Pontypridd**

The Committee noted that Mr Stephen Waldron (Agent) who had requested to address Members on the Application was present but not able to join the meeting to do so.

Non-Committee/ Local Member – County Borough Councillor J James 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.

(**Note:** County Borough Councillors S Powderhill and R Yeo abstained from the vote as they were not present for the full debate.)

142 APPLICATION NO: 20/1416/10

**Retention of garage as constructed (Retrospective) (Description amended and amended plans received both 26/02/2021).
COED CELYN, TYLA GARW, PONTYCLUN, CF72 9EZ**

The Head of Major Development and Investment presented the application to Committee and following lengthy consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to condition 3 being amended to:

3. The use of the garage hereby approved shall at all times be restricted to purposes normally associated with domestic storage. At no time shall the garage be converted to a separate unit of accommodation and no trade or business use

shall be carried out therein.

Reason: For the avoidance of doubt as to the extent of this consent, in the interests of the safety of all highway users and amenity of local residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

143 APPLICATION NO: 20/0621/10

"Truffles" Zero waste shop. (Coal Mining Risk Assessment received 7th December 2020, Bat Survey received 11th January 2021, Drainage Report received 28/02/21)

BOARS HEAD PUBLIC HOUSE, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9EZ

(Note: Having earlier declared an interest in the above-mentioned application (Minute No 135), County Borough Councillor W Owen 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.

144 APPLICATION NO: 20/0799/13

Outline application for 20 no. dwellings with all matters reserved (amended Preliminary Ecological Assessment, Hedgerow Survey, Indicative Site Layout Plan and description received 17/02/21).

Gelli Fedi Farm, Gellifedi Rise, Brynna.

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

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 requiring:

- Affordable Housing – the provision of at least 20% of the units on site as affordable housing in line with Policy SSA12 of the LDP.
- Ecology/Landscape – the delivery of a Tree/Hedgerow, Landscape Buffer and Ecology Habitat Mitigation/Management Plan, to be maintained in perpetuity.

145 APPLICATION NO: 20/1144/13

**Outline application for a new dwelling with access considered.
Clydfan, Rhigos Road, Rhigos, CF44 9UG**

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

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.

146 APPLICATION NO: 20/1338/10

Retention and completion of a feed platform and fodder storage area to serve livestock.

Mynydd Mayo Farm, Eglwysilan Road, Eglwysilan, Pontypridd, CF83 4PJ

The Head of Major Development and Investment outlined the contents of a 'late' letter received from Mr & Mrs Brazis in objection of the application.

The Head of Major Development and Investment presented the application to Committee and following lengthy consideration it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to enable officers to gather further information in respect of the material that has been deposited on the site and to allow officers to liaise with NRW regarding this.

(**Note:** County Borough Councillor S Powderhill abstained from the vote as he was not present for the full debate.)

147 APPLICATION NO: 20/1417/10

Single storey extension to principal elevation.

1 OAKLAND CLOSE, HIRWAUN, ABERDARE, CF44 9QT

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

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.

148 APPLICATION NO: 19/0421/10

Erection of 6 no. detached dwellings (amended plans received 22/07/19). LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE.

The Head of Planning presented the application which was originally reported to Committee on 25th February 2021, where Members were minded to refuse the application, contrary to the officer recommendation of the Service Director, Planning (Minute 112 refers) because Members had concerns over highways safety surrounding the access to the site.

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 Service Director, Planning because:

The introduction of 6 no. dwellings at the site would result in a significant increase in vehicle movements along the highway infrastructure in the locality, with the site access located in close proximity of the busy junctions of Trefelin and Harriet Street, the main thoroughfare through the village, and the Harriet Street roundabout at the A4059, the main highway through the Cynon Valley, to

the detriment of safety of all highway users.

Further, the proposed access route to serve the main development plot would result in an intensified use of the lane to the rear of the adjacent properties along Harriet Street, which is a Public Right of Way, to detriment of safety of all highway users here, with particular reference to pedestrians using the Public Right of Way and crossing the new junction onto Trefelin.

Consequently, the proposed development would result in a detrimental impact upon pedestrian and highway safety for both existing and future residents and is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

149 APPLICATION NO: 20/0986

Construction and use of a stack with associated pipework and a continuous emissions monitoring systems gantry with ladder access. Fifth Avenue, Hirwaun Industrial Estate, Hirwaun

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

The Head of Major Development and Investment presented the application which was originally reported to Committee on 4th March 2021, where Members were minded to refuse the application, contrary to the officer recommendation of the Service Director, Planning (Minute 125 refers).

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 Service Director, Planning for the following reason:

The erection of a 90 metre high stack would constitute an incongruous and inappropriate development which has an adverse, detrimental and unacceptable visual impact on the landscape and compromises the visual amenity at this key gateway location to the County Borough and the southern edge of the Brecon Beacons National Park. As such it considered to be out of accord with Policies AW5, AW6 & AW10 of the Rhondda Cynon Taf Local Development Plan.

150 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 01/03/2021 – 12/03/2021.

This meeting closed at 5.40 pm

**CLLR S REES
CHAIR.**