



CYNGOR BWRDEISTREF SIROL
RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL

COMMITTEE SUMMONS

C Hanagan
Service Director, Cabinet & Public Relations
Rhondda Cynon Taf County Borough Council
The Pavilions
Cambrian Park
Clydach Vale CF40 2XX

Meeting Contact: Hannah Williams - Executive and Regulatory Business Unit (01443 424062)

A meeting of the **Planning and Development Committee** will be held at the **(Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX)** on **THURSDAY, 19TH JULY, 2018** at **5.00 PM**.

MEMBERS OF THE PUBLIC MAY REQUEST THE FACILITY TO ADDRESS THE COMMITTEE AT THEIR MEETING ON THE BUSINESS LISTED. IT IS KINDLY ASKED THAT SUCH NOTIFICATION IS MADE TO [**PLANNINGSERVICES@RCTCBC.GOV.UK**](mailto:PLANNINGSERVICES@RCTCBC.GOV.UK) BY 5PM ON TUESDAY, 17 JULY 2018, INCLUDING STIPULATING WHETHER THE ADDRESS WILL BE IN WELSH OR ENGLISH.

THE ORDER OF THE AGENDA MAY BE SUBJECT TO AMENDMENT TO BEST FACILITATE THE BUSINESS OF THE COMMITTEE

AGENDA

1. DECLARATION OF INTEREST

To receive disclosures of personal interest from Members in accordance with the Code of Conduct.

Note:

1. Members are requested to identify the item number and subject matter that their interest relates to and signify the nature of the personal interest; and
2. Where Members withdraw from a meeting as a consequence of the disclosure of a prejudicial interest they **must** notify the Chairman when they leave.

2. HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS

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

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

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 14th June, 2018.

5 - 20

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 17/1236

Construction of a detached bungalow. 21 Trenos Gardens, Llanharan, Pontyclun, CF72 9SZ

21 – 30

6. APPLICATION: 18/0187

Demolition of existing building and new development of 15 no. apartments and associated works (Amended plans received 15/05/2018 and 21/05/2018).

Empire Garage, Lanelay Road, Talbot Green, Pontyclun, CF72 8HY

31 – 52

7. APPLICATION: 18/0310

Variation of Condition 1 of planning permission 09/1088/15. Old School Site, Hendrefadog, Tylorstown

53 - 64

8. APPLICATION: 18/0510

Demolition of existing buildings, erection of 39 no. dwellings, landscaping, access and associated works.
Innovation House, Bridgend Road, Llanharan, CF72 9RP

65 - 78

**APPLICATIONS RECOMMENDED FOR REFUSAL BY THE SERVICE
DIRECTOR, PLANNING**

9. APPLICATION: 18/0204

Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018).
The Dragon Inn (Formerly The Bridge Inn) & No. 1 Saron Street, Treforest, Pontypridd, CF37 1TF

79 - 90

10. APPLICATION: 18/0287

Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018)
- Conservation Area Consent for Demolition.
The Dragon Inn & 1 Saron Street, Treforest, Pontypridd, CF37 1TF

91 - 100

SITE INSPECTION

11. APPLICATION: 18/0177

Connecting link for Gallop.
Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd.

101 - 114

12. APPLICATION: 18/0178

Proposed works to maintain and improve access track into Garth Isaf Farm. Widening of verge to east of junction. Construction of retaining masonry wall. Installation of entrance gates.
Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd.

115 - 128

**APPLICATION REPORTED BACK TO COMMITTEE FOR FURTHER
CONSIDERATION**

13. APPLICATION: 18/0472

Change of use to D2 dance studio with ancillary A1 & A3 use.
Edwards Coaches, Newtown Industrial Estate, Llantwit Fardre, Pontypridd, CF38 2EE

129 - 136

INFORMATION REPORT

14. INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS

To inform Members of the following, for the period 25/06/2018 – 06/07/2018:

Planning and Enforcement Appeals Decisions Received.
Planning and Enforcement Appeals Decisions Received
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
Enforcement Delegated Decisions.

137 - 148

15. URGENT BUSINESS

To consider any items which the Chairman by reason of special circumstances is of the opinion should be considered at the Meeting as a matter of urgency.

Service Director, Cabinet & PR

Circulation:-

Members of the Planning & Development Committee

The Chair and Vice-Chair of the Planning & Development Committee
(County Borough Councillor S Rees and County Borough Councillor G Caple respectively)

County Borough Councillors: Councillor J Bonetto, Councillor P Jarman,
Councillor D Grehan, Councillor G Hughes, Councillor J Williams, Councillor S Powell,
Councillor W Owen, Councillor J Harries and Councillor R Yeo

Director, Regeneration, Planning & Housing
Service Director, Planning
Development Control Manager
Development Control Manager
Highways Development Control Manager
Head of Legal Planning & Environment