



**CYNGOR BWRDEISTREF SIROL  
RHONDDA CYNON TAF  
COUNTY BOROUGH COUNCIL**

**COMMITTEE SUMMONS**

C Hanagan  
Service Director of Democratic Services & Communication  
Rhondda Cynon Taf County Borough Council  
The Pavilions  
Cambrian Park  
Clydach Vale CF40 2XX

Meeting Contact: Hannah Williams - Council Business Unit, Democratic Services (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, 27TH JUNE, 2019** at **5.00 PM**.

NON-COMMITTEE MEMBERS AND 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** BY 5PM ON TUESDAY, 25 JUNE 2019, 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 9<sup>th</sup> May 2019.

**5 - 24**

## **APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT**

### **5. APPLICATION:18/0313**

Proposed two Class A1 (retail) units, three Class A3 (food and drink) units, highways infrastructure, car parking, servicing arrangements and associated works. Land to the east of Mill Street, Tonyrefail.

**25 - 48**

### **6. APPLICATION: 18/1333**

Retrospective permission for a detached pigeon loft. (Amended Address received 23/04/19) Rear of 14 Arfryn Terrace, Tylorstown, Ferndale.

**49 - 54**

### **7. APPLICATION: 18/1378**

New 30 Space Park and Ride facility to include new vehicular access, boundary fence and streetlighting. (Description amended 04/01/2019). Aber-Rhondda Road,Porth.

**55 - 64**

### **8. APPLICATION: 19/0437**

Demolition of existing single storey classroom. Building of a timber frame single storey, two classroom extension and link corridor to existing school. Gelli Primary School, Ystrad Road, Pentre.

**65 - 70**

## **SITE INSPECTION**

### **9. APPLICATION: 18/1124**

Extraction Flue (Retrospective) (Specifications received 20/02/19) Burger Express, 46 Cemetery Road, Trecynon, Aberdare.

**71 - 80**

## **DEFERRED APPLICATIONS**

### **10. APPLICATION: 18/0791/10**

To enable the temporary access to and from the Porth Relief Road (Ref 17/1118/10) to become a permanent left in / left out only access. Morrisons Superstore, Pontypridd Road, Porth.

**81 - 96**

### **11. APPLICATION: 18/1346/10**

Proposed 120 Unit Residential Development, with associated landscaping and engineering works Former Blaengwawr Comprehensive School, Club Street, Aberaman, Aberdare, CF44 6TN.

**97 - 124**

## **INFORMATION REPORT**

### **12. INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**

To inform Members of the following, for the period 03.06.19 and 14.06.19:

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

**125 - 134**

### **13. 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 of Democratic Services & Communication**

### **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 R Yeo and Councillor D Williams

Service Director of Democratic Services & Communication  
Director of Prosperity & Development  
Development Control Manager  
Development Control Manager  
Highways Development Control Manager  
Head of Legal Services