

**RHONDDA CYNON TAF  
COUNTY BOROUGH COUNCIL**

**COMMITTEE SUMMONS**

**Mr. P. J. Lucas  
Director of Legal and Democratic Services  
Rhondda Cynon Taf County Borough Council  
The Pavilions  
Cambrian Park,  
Clydach Vale, CF40 2XX**

**Tel: (01443) 424099 – Mrs. Z. Maisey**

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 17 October 2013** at **5.00 p.m.**

FOR INFORMATION, AND AS A GENERAL RULE, ANY MEMBERS OF THE PUBLIC WISHING TO SPEAK ON AN ITEM ON THIS AGENDA IN WHICH THEY HAVE AN INTEREST, WILL NEED TO SUBMIT A FORMAL REQUEST TO THE DEVELOPMENT CONTROL DIVISION, SARDIS HOUSE, PONTYPRIDD AT LEAST TWO WORKING DAYS PRIOR TO THE DATE OF THE MEETING

THOSE ATTENDING THE MEETING ARE ASKED TO NOTE THAT MATTERS WILL BE DEALT WITH IN A DIFFERENT ORDER FROM THAT QUOTED ON THE AGENDA IN ORDER TO ACCOMMODATE INDIVIDUALS WISHING TO ADDRESS THE COMMITTEE. THE ORDER OF THE AGENDA WILL BE ALTERED TO BEST FACILITATE THE BUSINESS OF THE COMMITTEE

**AGENDA**

**1. DECLARATION OF INTEREST**

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

**Note:**

1. Members are requested to identify the item number and subject 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 prejudicial interest they **must** notify the Chairman when they leave.

## **2. HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS**

To note, that when 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.

**Page Nos**

## **3. MINUTES**

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on:

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|-----|-------------------|----------------|
| (a) | 19 September 2013 | <b>1 – 10</b>  |
| (b) | 26 September 2013 | <b>11 – 16</b> |

## **SITE INSPECTION**

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|-----------|--|----------------|
| <b>4.</b> | Application No. 13/0652 – Timber Outbuildings, Trellis Fencing, Extension to shed/aviary (retrospective) – Proposed new aviary (amended existing and proposed block plan received 07/08/13) – 7 Bryncoed, Penywaun, Aberdare | <b>17 – 24</b> |
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## **REPORTS OF THE SERVICE DIRECTOR, PLANNING**

## **5. APPLICATIONS RECOMMENDED FOR APPROVAL**

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| <b>1.</b> | Application No. 11/1314 - Change of use to form 9 hole 'Academy' Golf Course and 9 hole Pitch-and-Putt Course, together with works to form holes, access, car parking, and ancillary landscaping (Amended plans received 30th August 2013 substituting previously proposed food-lit driving range with pitch-and-putt course), land at Rhydhalog Farm, Cowbridge Road, Talygarn. | <b>27 – 47</b> |
| <b>2.</b> | Application No. 13/0413 - Two storey rear extension and conversion to form 4 No. bed sit accommodation at first floor and replacement shop front (Additional information received 13/09/13), 123 Broadway, Treforest, Pontypridd.  | <b>47 – 53</b> |
| <b>3.</b> | Application No. 13/0538 - Retrospective consent for access track and proposed stables (Amended plans received 29/08/2013), land off Rhyd Y Castell, Llanharry Road.  | <b>53 – 59</b> |
| <b>4.</b> | Application No. 13/0646 - Change of use from General Needs Residential to Supported Housing Scheme for homeless persons with external and internal alterations and improvements, 1 Martins Close, Abercynon, Mountain Ash.   | <b>59 – 73</b> |
| <b>5.</b> | Application No. 13/0720 - Part demolition of existing school building, the conversion of the retained building to 10 no. residential apartments together with the construction of 15 no. apartments, 3 no. bungalows and associated works, Graig Y Wion Primary School, Albert Road, Graig, Pontypridd.  | <b>73 – 92</b> |

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| 6.  | Application No. 13/0758 - Residential development, construction of 3 no. 3 bedroom linked housing units (Amended Plans Received), land adjacent to 15 Grover Street, Graig, Pontypridd.   | <b>92 – 102</b>  |
| 7.  | Application No. 13/0764 - Conversion of former public house and residential accommodation to six apartments including rear first floor extension, The Anchor, 17 Cardiff Road, Taffs Well, Cardiff  | <b>102 – 109</b> |
| 8.  | Application No. 13/0784 - Construction of 7 no. 1 bed and 2 no. 2 bed affordable apartments, Land At Seymour Street, Seymour Street/Whitcombe Street, Aberdare.   | <b>109 – 119</b> |
| 9.  | Application No. 13/0794 - Demolition of single storey annexe, external works and alterations to existing building, together with reconfiguration and extension of existing car park and other external areas including hard and soft landscaping, Focus, Upper Boat Trading Estate, Pontypridd. | <b>119 – 127</b> |
| 10. | Application No. 13/0822 - Detached garage and store room facility sited at rear of car park, Hawthorn Inn, Cardiff Road, Hawthorn, Pontypridd.  | <b>127 – 130</b> |
| 11. | Application No. 13/0825 - Erection of asphalt plant within Class B, Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, Craig Yr Hesg Quarry, Berw Road, Pontypridd.   | <b>130 – 137</b> |
| 12. | Application No. 13/0841 - Erection of a single storey extension to the rear, 16 Jeffrey Street, Caegarw, Mountain Ash.  | <b>137 – 140</b> |

**6. APPLICATION RECOMMENDED FOR REFUSAL**

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|----|---|------------------|
| 1. | Application No. 13/0674 - Retention of single storey timber garage, out buildings and change of use of land to vintage vehicle hire at rear of Noddfa, Cowbridge Rd, Talygarn, Y Noddfa, Cowbridge Road, Talygarn, Pontyclun. | <b>143 – 153</b> |
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**DEFERRED APPLICATION**

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| 7. | Application No. 12/1282 – Outline planning application for residential development and associated works – Land at former Treherbert Hospital, Treherbert | <b>155 – 176</b> |
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**8. REPORT FOR INFORMATION**

To receive the report of the Service Director, Planning in relation to Planning and Enforcement Appeals Decisions Received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 18/09/2013 and 04/10/2013.	<b>177 – 192</b>
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**9. URGENT ITEMS**

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.

**Circulation:**

Members of the Development Control Committee, i.e. ALL Members of the Council

10 October 2013