

**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, 7 November 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 meetings of the Development Control Committee held on:

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|-----|-----------------|----------------|
| (a) | 3 October 2013 | 1 – 11 |
| (b) | 17 October 2013 | 13 – 24 |

REPORTS OF THE SERVICE DIRECTOR, PLANNING

4. APPLICATIONS RECOMMENDED FOR APPROVAL

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| 1. | Application No. 12/1313 - Residential development (276 houses) along with associated open space, landscaping, access (vehicle, cycle and pedestrian), drainage and highways works (Amended plans received 16/8/13), Duffryn Bach Farm, Station Road, Church Village, Pontypridd. | 27- 59 |
| 2. | Application No. 13/0179 - Construction of a shared use community route between Talbot Green and Cross Inn together with access links to Llantrisant, Glamorgan Vale Retail Outlet, Talbot Green and Church Village, to include site clearance, boundary fencing, a new wooden bridge on the link to the Glamorgan Vale Retail Outlet, structural repairs to railway bridges, drainage works and associated works. (Amended plans received Mon 30 Sept which show the deletion of access links 9 and 12a, a revised position of link 5 and the K barrier to the rear of the woodlands, and additional land for drainage works and reptile mitigation), former Taff Vale Railway Line Between Talbot Green And Cross Inn. | 59 – 77 |
| 3. | Application No. 13/0409 - Change of use from former Public House and part residential to full residential use, comprising of 6 no. flats with associated rear parking. Works to include demolition of existing side and rear extension (in part) and erection of new rear extension. (Amended Plan Received 30.9.2013), Crown Hotel, Ynyswen Road, Ynyswen, Treherbert, Treorchy. | 77 – 87 |
| 4. | Application No. 13/0458 - Construction of a two storey building to form two self contained flats, land adjacent to 13 Old Park Terrace, Treforest, Pontypridd. | 87 – 97 |
| 5. | Application No. 13/0466 - Variation of conditions 19, 20, 21, & 22 of planning approval 10/0292 to extend working hours on Saturday to 1600 Hours, Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare | 97 – 133 |
| 6. | Application No. 13/0523 - Engineering works to bury existing 33kv power line, construct a surface water run-off interceptor ditch and an access track and restoration works (partly retrospective), Tower Surface Mine, Rhigos Road, Hirwaun, Aberdare. | 133 – 144 |

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| 7. | Application No. 13/0560 - Demolition of the existing building and the construction of 15 affordable dwellings and commercial / retail floorspace (use class A1 / A3 restaurant / cafe) and associated works. Additional supporting information received 24/09/13, Former Bingo Hall, Canon Street, Aberdare. | 144 – 156 |
| 8. | Application No. 13/0561 - Demolition of the existing building and the construction of 15 affordable dwellings and commercial / retail floorspace (Use Class A1 / A3 restaurant /cafe) and associated works (Conservation Area Consent). - additional supporting information received 24/09/13, Former Bingo Hall, Canon Street, Aberdare. | 156 – 163 |
| 9. | Application No. 13/0622 - To provide an extension to existing storage facility and the use of light manufacturing / assembly. To retain existing storage containers as use of office space. To provide limited outside storage of bulky goods, Colliers Way, Llwynypia, Porth. | 163 – 169 |
| 10. | Application No. 13/0623 - Office notice sign, road sign from Colliers Way and general Company sign on side of building, Colliers Way, Llwynypia, Porth. | 169 – 172 |
| 11. | Application No. 13/0705 - Erect 40.5 metre high anemometer mast for a temporary period of 18 months, land approximately 550 Metres South Of Maes Mawr, Tonteg, Pontypridd. | 172 – 178 |
| 12. | Application No. 13/0721 - Demolition of one existing dwelling (Fairholme) and redevelopment of the site to provide 53 dwellings with ancillary car parking, open space, access arrangements and landscaping (Amended Plans Received 25th September), land off Cardiff Road to the south of St Luke's Avenue, Rhydyfelin, Pontypridd. | 178 – 197 |
| 13. | Application No. 13/0744 - Construction of eight 1 bedroom affordable flats, Land At Mill House (Formerly Marton House) , Old Caerphilly Road, Nantgarw, Cardiff. | 197 – 208 |
| 14. | Application No. 13/0762 - Conversion of existing ground games room and vacant room to residential care living accommodation and change of use of property from C3 dwelling house to C2 residential care home, Ty Llewellyn, Llewellyn Street, Trecynon, Aberdare. | 208 – 214 |
| 15. | Application No. 13/0804 - One detached dwelling (resubmission), Land Adjacent to 23 Albert Street, Blaenllechau, Ferndale. | 214 – 225 |
| 16. | Application No. 13/0814 - 8 new houses, Former Car Park, Francis Street, Thomastown, Tonyrefail, Porth. | 225 – 233 |

5. APPLICATIONS RECOMMENDED FOR REFUSAL

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| 1. | Application No. 13/0285 - Erection of a bungalow and 2 one bedroom flats together with external works. (Amended plans received 9th August 2013 showing revised design of bungalow and retention of 7 out of 11 trees on site), land off Heol Hensol, Yorkdale, Beddau, Pontypridd. | 237 – 243 |
| 2. | Application No. 13/0488 - Change of use of existing stables and offices to residential use including a two storey extension. Retention and relocation of existing stable block 2 within existing residential curtilage, The Old Barn, Heol Ddu, Castellau, Llantrisant. | 243 – 251 |
| 3. | Application No. 13/0895 - Two detached houses, Land At Heol-Y- Beilliau, Llantrisant. | 251 – 257 |

DEFERRED APPLICATION

6. Application No. 13/0310/10 - 8 no. Flats and Associated Works (Amended plans received 17th July 2013) - York Drive, Llantwit Fardre, Pontypridd **259 – 274**

7. **REPORT FOR INFORMATION**

To receive the report of the Service Director, Planning in relation to Delegated Decisions Approvals and Refusals with reasons for the period 07/10/2013 - 25/10/2013. **275 – 284**

8. **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

31October 2013