

**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, 21 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

**A G E N D A**

**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**

### **SITE INSPECTION**

- |    |  |       |
|----|--|-------|
| 3. | Application No. 13/0841 – Erection of a single storey extension to the rear – 16 Jeffrey Street, Caegarw, Mountain Ash | 1 – 7 |
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### **REPORTS OF THE SERVICE DIRECTOR, PLANNING**

#### **4. APPLICATIONS RECOMMENDED FOR APPROVAL**

- |     |   |         |
|-----|---|---------|
| 1.  | Application No. 13/0389 - Change of fascia sign, 25 Mill Street, Tonyrefail, Porth.   | 11 – 15 |
| 2.  | Application No. 13/0490 - Erection of detached garage to rear of property, 48 Jubilee Road, Godreaman, Aberdare.  | 15 – 18 |
| 3.  | Application No. 13/0642 - Outline planning permission to build three new detached dwellings in the grounds of the adjacent properties, Maesycoed and Y-Wern off Llwydcoed Road, Nr. Aberdare with the matters for appearance, landscaping layout and scale reserved, Land In The Grounds Of Adjacent Properties, Maesycoed And Y Wern, Off Llwydcoed Road, Llwydcoed, Aberdare. | 18 – 29 |
| 4.  | Application No. 13/0712 - Retention of deck within rear garden of Plot 3, Erw Hir, Plot 3, Erw Hir, Llantrisant, Pontyclun.   | 30 – 33 |
| 5.  | Application No. 13/0802 - Proposed erection of a detached dwelling, Land Adjacent To 44 Bransby Road, Penygraig, Tonypany.  | 33 – 41 |
| 6.  | Application No. 13/0843 - Installation of dust extraction plant, access steps and platform, The Wood Yard, Forest Road, Taffs Well, Cardiff   | 41 – 48 |
| 7.  | Application No. 13/0891 - The siting of a temporary demountable classroom unit, Ty Gwyn Sen Centre, Cefn Lane, Glyncoch, Pontypridd.  | 48 – 53 |
| 8.  | Application No. 13/0905 - Construction of residential semi-detached dwellings, Plots 1 And 1a Park View, Abercynon.   | 53 – 60 |
| 9.  | Application No. 13/0910 - Alterations to and subdivision of existing Class A1 retail unit to provide up to five Class A1, A3 and mixed A1/A3 units, car park alterations and ancillary works, Comet Plc, Unit 1 Talbot Green Retail Park, Talbot Green, Pontyclun.  | 61 – 71 |
| 10. | Application No. 13/0945 First floor extension to form a bedroom, shower room and toilet (Re-submission), 5 St John's Street, Cymmer, Porth.   | 71 – 75 |
| 11. | Application No. 13/0971 - Installation of a 61.5m high wind monitoring mast, Bwllfa Farm, Pentre.   | 75 – 82 |
| 12. | Application No. 13/0986 - Change of use of former chapel to dwelling house, Horeb Chapel, Horeb Terrace, Llwydcoed, Aberdare, Rhondda Cynon Taf.  | 82 – 91 |
| 13. | Application No. 13/1001 - Sun room extension, Linsdale, Gwern Heulog, Tonyrefail, Porth.  | 92 – 95 |

## **DEFERRED APPLICATION**

5. 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 Road, Talygarn **97 – 109**
6. **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 28/10/2013 - 08/11/2013. **111 – 126**
7. **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

14 November 2013

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