

**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**

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A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 5 December 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.

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3. MINUTES

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 7 November 2013 **1 – 15**

4. SITE INSPECTIONS

1. 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 30.09.2013) – Crown Hotel, Ynyswen Road, Ynyswen, Treorchy **17 – 34**
2. 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 **35 – 50**
3. 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 **51 – 62**
4. 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. **63 – 86**

REPORTS OF THE SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 13/0093 - Retention of dwelling as constructed, amendment to planning permission ref. 09/0615/10 dated 29/10/2009, Min Y Mynydd, Tyntyla Park, Tonypany. **89 – 94**

2. Application No. 13/0241 - Extension to the Ystrad Barwig Waste Transfer Station to facilitate a revised alignment of the access road and mitigation landscaping, provision of perimeter bunding, revised position of the site office and drainage works (partly retrospective), Ystrad Barwig Farm, Llantwit Fardre, Pontypridd. **94 – 109**
3. Application No. 13/0360 - Change of use from use class C3 (dwelling house) to class C2 (residential care facility) of the existing Ty Brynteg property and the refurbishment and extension of an existing out building for C2 use (Additional Information Received 2 September 2013 about proposed use of premises), Ty Brynteg, St Luke's Road, Porth. **109 – 116**
4. Application No. 13/0443 - Residential development of two new dwellings (semi detached pair) (Amended plans received 9/10/13 and 22/08/2013), Land Off Howard Street, Clydach Vale, Tonypany. **116 – 124**
5. Application No. 13/0447 - Residential development to create 23 No. houses (Amended Plans Received 08.07.13), Former Williamstown Primary School, Arthur Street, Williamstown, Tonypany. **124 – 136**
6. Application No 13/0633 - 7 No. two bedroom self contained apartments together with external works, Former Police Station Between 9 And 13 Cardiff Road, Taffs Well, Cardiff. **136 – 149**
7. Application No. 13/0678 - Construction of 1 (one) residential dwelling with garage, 1 Parc-Y-Nant, Nantgarw, Taffs Well, Cardiff. **149 – 163**
8. Application No. 13/0772 - Change of use from private members club to public house A3 use, Treherbert Community Club, Ty Draw, 55 Wyndham Street, Treherbert. **163 – 168**
9. Application No. 13/0782 - Construction of 1 no. detached split level residential dwelling, Plot 3, The Former St John The Baptist Church, Clarence Street, Miskin, Mountain Ash. **168 – 177**
10. Application No. 13/0827 - Erection of a 2.5 metre high fence, Am Nawr, 4 Rhigos Road, Hirwaun, Aberdare. **177 – 180**
11. Application No. 13/0867 - Lawful Development Certificate for an existing use providing a total of 5 bedrooms of emergency accommodation for vulnerable young people, YMCA, Duffryn Road, Mountain Ash. **180 – 185**
12. Application No. 13/0953 - Variation of condition 2 (planning approval 06/1844) to provide revised car parking layout, Specialist Cars, Enterprise House, Canal Road, Cwmbach, Aberdare. **185 – 192**
13. Application No. 13/0966 - Proposed two storey extension to rear of property, in addition to internal remodelling at ground and first floor level. Proposed construction of first floor habitable bedroom above existing ground floor garage, 11 St Annes Court, Talygarn, Pontyclun. **192 – 197**
14. Application No. 13/0970 - Retaining garden walls and steps (Retrospective), 66 Pinecroft Avenue, Cwmbach, Aberdare **198 – 201**
15. Application No. 13/1015 - Formation of three residential apartments from redundant office space at ground floor, U S M Ltd, 1-2 Cwrt Brenin, Mill Street, Pontypridd. **201 – 207**
16. Application No. 13/1023 - 5 fascia signs (corrugated steel background with illuminated clips) 1 free standing double sided totem, Sandpiper A T, Enterprise House, Cwmbach Industrial Estate, Cwmbach, Aberdare. **207 – 212**

17. Application No. 13/1037 - A non-penetrating communications antenna and support frame at the western end of the crematorium building. A single data cable installed within tiling and/ or flashing across the roof to the northern face of the building. A wall mounted equipment cabinet installed within the building, Llwydcoed Crematorium, Crematorium Road, Llwydcoed, Aberdare. **212 – 218**

6. APPLICATION RECOMMENDED FOR REFUSAL

1. Application No. 13/1031 - Raised Patio (Retrospective), 16 Bassett Street, Abercynon, Mountain Ash. **223 – 226**

DEFERRED APPLICATIONS

7. 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 30 August 2013 substituting previously proposed flood-lit driving range with pitch and putt course) - Land at Rhydhalog Farm, Cowbridge Road, Talygarn, Pontyclun **229 – 251**
8. Application No. 13/0646/10 – 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 **253 – 271**

9. 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 11 – 22 November 2013. **273 – 279**

10. 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

28 November 2013