

**RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL**

COMMITTEE SUMMONS

**Mr. P. J. Lucas
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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, 19 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.

	Page Nos
3. <u>MINUTES</u>	
To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 21 November 2013	1 – 6
4. <u>SITE INSPECTIONS</u>	
1. Application No.13/0945 – First Floor Extension to form a Bedroom, Shower Room and Toilet (re-submission) 5 St. John’s Street, Cymmer, Porth	7 – 14
2. 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	15 – 29
 <u>REPORTS OF THE SERVICE DIRECTOR, PLANNING</u>	
5. <u>APPLICATIONS RECOMMENDED FOR APPROVAL</u>	
1. Application No.11/0886 - Demolition of former school building (Conservation Area Consent), Blaenrhondda Primary School, Brook Street, Blaenrhondda, Treherbert, Treorchy.	33 – 44
2. Application No.11/0872 - Proposed residential development (Amended plans received 28 Nov 2012), The former Infants School, Cross Brook Street, Blaenrhondda.	44 – 63
3. Application No.13/0547 - Demolition of existing buildings and redevelopment to provide a Lidl food store with associated car parking, access and servicing (revised site boundary received 20/11/2013), Rhondda Cynon Taf CBC, Millfield Depot, Rhondda Road, Pontypridd.	63 – 78
4. Application No.13/0624 - T8 Oak - trim back branches, T9 Alder trim back branches, T1 Alder reduce to crown and T2 - T7 thin out Alder/Hazel trees. Remove 2 and trim back others, 5 Rowan Gardens, Church Village, Pontypridd.	78 – 81
5. Application No.13/0653 - Construction of one pair of semi detached houses, land opposite No's 6 To 8 Union Street, Trecynon, Aberdare.	81 – 89
6. Application No.13/0922 - Demolition of existing derelict working mens club and re-landscaping site to accommodate residential development, Clydach Vale Working mens Club, Howard Street, Clydach, Tonypany.	89 – 99
7. Application No.13/0929 - 1 no. Bungalow (re-plan of application 11/1423/10 allowed at appeal 2185616) and associated works, former School, Brithweunydd Road, Trealaw, Tonypany.	99 – 107
8. Application No.13/0991 - Change of Use and conversion of Block A and Block B, and part of Block D, into 17 Self Contained Units comprising internal and external alterations, and associated works (Listed Building Consent), Blocks A & B Coed Y Lan Comprehensive Upper School, Tyfica	107 – 117

- Road, Graigwen, Pontypridd.
9. Application No.13/1005 - Two storey rear extension and replace existing garage, 78 Cardiff Road, Hawthorn, Pontypridd. **117 – 122**
 10. Application No.13/1024 - Detached dormer bungalow and granny annex with off road parking, land to the rear of Gwendoline Terrace, Abercynon, Mountain Ash. **122 – 131**
 11. Application No.13/1063 - Construction of 1 pair of semi detached dwellings (consisting of two, 3 bedroom properties), Land adjacent to 49 Gwernllwyn Terrace, Tylorstown, Ferndale. **131 – 140**
 12. Application No.13/1099 - Diversion of Watercourse and Extension of Garden, 1 Dan Y Twyn, Black Road, Upper Church Village, Pontypridd. **140 – 150**

6. APPLICATION RECOMMENDED FOR REFUSAL

1. Application No.13/0881 - Demolition of existing stables and erection of 1 x 5 bedroom detached house and 2 x 4 bedroom semi-detached houses, with access, garages, parking and landscaping, land at Moss Row, Abernant, Aberdare. **155 – 161**

DEFERRED APPLICATIONS

7. 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 **163 – 200**
8. Application No.13/0665 – New Life Community Church, Mill Street, Tonyrefail. Internal alterations and two storey extension at rear of Church. Demolish existing rear extension (amended plans received 04/05/2013) **201 – 217**
9. Application No.13/0841 – Erection of a single storey extension to the rear, 16 Jeffrey Street, Caegarw, Mountain Ash **219 – 227**

10. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 25 November – 6 December 2013 **229 – 237**

11. 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

12 December 2013