

**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, 6 February 2014 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 accurate records, the minutes of the meetings of the Development Control Committee held on:

- |                      |                |
|----------------------|----------------|
| (a) 19 December 2013 | <b>1 – 10</b>  |
| (b) 16 January 2014  | <b>11 - 18</b> |

**4. SITE INSPECTION**

- |   |                |
|---|----------------|
| (i) Application No.11/0886 – Demolition of former School Building (Conservation Area Consent) – Blaenrhondda Primary School, Brook Street, Blaenrhondda, Treherbert | <b>19 - 56</b> |
| (ii) Application No.11/0872 – Proposed Residential Development (Amended Plans received 28 Nov 2013) – The Former Infants School, Cross Brook Street, Blaenrhondda   |                |

**REPORTS OF THE SERVICE DIRECTOR, PLANNING**

**5. APPLICATIONS RECOMMENDED FOR APPROVAL**

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|---|------------------|
| 1. Application No.11/1377 – 5 no. New build properties and access road with on site parking and visitor parking (amended plans received 20/08/2013) – Land adjacent to 16 Gorsedd Street, Mountain Ash  | <b>59 – 71</b>   |
| 2. Application No.13/0402 – Two detached three bedroom houses – Land opposite 4 Bute Place, Hirwaun, Aberdare   | <b>71 – 80</b>   |
| 3. Application No.13/0532 – Construction of one dwelling (revised house design) (amended plans received 20/08/2013, 31/10/2013 and 11/12/2013) – Land adjacent to Y-For (formally known as 3-4) – Castell Y Mwnws, Llanharry, Pontyclun   | <b>80 – 90</b>   |
| 4. Application No.13/0803 – Construction of 13 no. Social rented dwellings comprising 8 no. 1 bed flats, 4 no. 2 bed flats and 1 no. 2 bed bungalow and associated works (amended plans received 14 January 2014) – Land immediately South of Llanharan Rugby Club off David Place, Bridgend Road, Llanharan, Pontyclun | <b>90 – 103</b>  |
| 5. Application No.13/0912 – Detached dwelling with rear parking – Land adjacent to 15 Jestyn Street, Porth  | <b>103 – 113</b> |
| 6. Application No.13/0915 – Replacement of existing Public House with a development of 12 no. One bedroom flats (amended plans received 13 January 2014) – The Red Cow, 57a High Street, Treorchy   | <b>113 – 123</b> |
| 7. Application No.13/0941 – Trim the hedge on our side bordering Waun Hir, Garthlyn, Heol Ffrwd Philip, Efail Isaf, Llantwit Fardre, Pontypridd   | <b>123 – 127</b> |
| 8. Application No.13/1039 – Improvements of Craig Yr Hesg Quarry entrance to provide two way quarry entrance and exit – Craig Yr Hesg Quarry, Berw Road, Pontypridd   | <b>127 – 139</b> |
| 9. Application No.13/1076 – The proposed works include an improved access   | <b>139 – 147</b> |

to the existing storage chamber and combined sewer overflow in the adjacent field off A473 to the south of Brynna and west of Bryncae, land to the east of Rhyd Lethin, adjacent to and crossing the Nant Y Gofer Stream, south of Ewenni Fach River and railway line.

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|-----|---|------------------|
| 10. | Application No.13/1103 – Demolition of existing residential dwelling and associated garage and development of 39 no. Affordable dwellings and associated works – Land off Castellau Road, Beddau  | <b>147 – 168</b> |
| 11. | Application No.13/1192 – Construction of 19 no. Residential units and associated works – Land adjacent to Dyffryn Road, Rhydyfelin, Pontypridd  | <b>168 – 181</b> |
| 12. | Application No.13/1193 – Change of use from nursing home to guest house (supporting statement received 09/01/14) – Abbeyfield Society, 115 High Street, Mountain Ash  | <b>181 - 187</b> |
| 13. | Application No.13/1251 – The conversion of building E2 of Coed y Lan Comprehensive School to a domestic dwelling – Building E2, Coed y Lan Comprehensive Lower School, Tyfica Road, Pontypridd  | <b>187 – 197</b> |
| 14. | Application No.13/1252 – The conversion of building E2 of Coed y Lan Comprehensive School to a domestic dwelling – Building E2, Coed y Lan Comprehensive Lower School, Tyfica Road, Pontypridd  | <b>197 – 205</b> |
| 15. | Application No.13/1261 – The undertaking of all necessary remedial works in order to change the use of land from waste ground to a surfaced off road parking area with vehicular crossover – Land between 102 & 104 Penrhiwceiber Road, Penrhiwceiber, Mountain Ash | <b>205 – 210</b> |
| 16. | Application No.13/1284 – Two storey rear extension – 20 Rhondda Road, Ferndale  | <b>210 – 214</b> |
| 17. | Application No.13/1321 – Garage conversion, porch extension and hardstand – 1 Ffordd Catraeth, Cilfynydd, Pontypridd  | <b>214 – 218</b> |
| 18. | Application No.13/1328 – Block of 3 no. Garages/stores –Land at rear of Argyle Street, Abercynon  | <b>218 – 223</b> |

## **6. APPLICATION RECOMMENDED FOR REFUSAL**

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|----|---|------------------|
| 1. | Application No. 13/0984 - Erection of a single wind turbine, with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation, associated underground cabling and temporary construction compound, Farmhouse, Pen Yr Heol Farm, Cefn-Llechau Road, Stanleytown, Ferndale. | <b>227 – 241</b> |
| 2. | Application No. 13/1215 - First floor addition over existing coffee shop to provide 7 no. student bed-sits and 1 no. communal lounge and kitchen, Hoffi Coffi, Brook Street, Treforest, Pontypridd.   | <b>241 – 250</b> |
| 3. | Application No. 13/1282 - Outline planning permission for 9 no. detached dwellings with off road parking, new road layout and associated works, Land adjoining No.15 (North West) of Trem Y Duffryn, Mountain Ash.  | <b>250 – 257</b> |

## **DEFERRED APPLICATIONS**

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|----|---|------------------|
| 7. | Application No.13/0841 – Erection of a single storey extension to the rear – 16 Jeffry Street, Caegarw, Mountain Ash    | <b>259 – 267</b> |
| 8. | Application No.11/0777 – Proposed Residential Development (amended site area 8/9/11) – Land off Rhigos Road, Treherbert | <b>269 – 299</b> |

## **OBSERVATIONS REQUESTED BY ADJACENT PLANNING AUTHORITY**

9. Application No.13/1223 - Observations requested by adjacent Planning Authority : Continued Extraction of Coal and Sandstone and the Importation of Mining Waste from Unity Mine and the Retention of the Haul Road for a temporary period until 31 December 2014 (Consultation with Neighbouring Local Planning Authority) – Bwlch Ffos OCCS Resolven, Neath **301- 305**
10. **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 6 January – 21 January 2014 **307 – 318**
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

**30 January 2014**