

**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, 20 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. <u>SITE INSPECTIONS</u>	
1. Application No.13/1077 – Change of Use from Office to A3 Cafe (amended plans received 4 December 2013) – The Coach Station, Llantrisant road, Llantwit Fardre	1 – 12
2. Application No. 13/0988 – Single Family Detached Dwelling – Ty Berw Cottage, Hafod Lane, Pantygraigwen, Pontypridd	13 – 23
 <u>REPORTS OF THE SERVICE DIRECTOR, PLANNING</u>	
4. <u>APPLICATIONS RECOMMENDED FOR APPROVAL</u>	
1. Application No. 10/1118 - Development of fencing, remediation, repair and maintenance works to retain Grade II* listed cooling towers within parkland setting, Cooling Towers, Cwm Coking Works, Tynant.	27 – 35
2. Application No. 12/1215 – Development of 6 terraced houses (amended details received 17/04/13), land adjacent to 138 Dyffryn Street, Ferndale.	35 – 47
3. Application No. 13/1010 - Proposed development of '3G' artificial surface training pitch with associated car parking & access, Llwyncelyn Football Ground, Nythbran Terrace, Porth.	47 – 55
4. Application No. 13/1020 - Reconstruction and repositioning of rear garden retaining wall, 13 Bryn Terrace, Llantrisant Road, Llantwit Fardre, Pontypridd.	55 – 59
5. Application No. 13/1026 - One detached building to accommodate main business office (B1 use) (Amended parking layout received 16/01/14 and amended site location plan received 24/01/14), Taffs Well Library, Cardiff Road, Taffs Well, Cardiff.	59 – 68
6. Application No. 13/1228 - Change of use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Services), Blockbuster Video Express, 24 Victoria Square, Aberdare.	68 – 74
7. Application No. 13/1260 - Construction of two dwellings, Ynysybwl Youth Centre, Ffordd Gower Davies, off New Road, Ynysybwl, Pontypridd.	75 – 84
8. Application No. 13/1274 - Erection of two semi-detached three storey four bedroom houses, land adjacent to Richmond House, Fothergill Street, Abernant, Aberdare.	84 – 93
9. Application No. 13/1278 - Installation of an energy saving evaporative cooling system, Data Centre, Ty Bronwydd, Bronwydd Avenue, Cymmer, Porth.	93 – 100
10. Application No. 13/1324 - To erect 2 no. garages on existing plots nos. 3 & 5 utilising existing floor bases, land adjacent to No 1 Glanavon Terrace, Gilfach Goch.	100 – 105
11. Application No. 13/1357 - Variation of condition 1 of planning approval 13/0126/10 to extend the time limit from 3 to 9 months for works to be carried out, 11 The Chestnuts, Miskin, Pontyclun.	105 – 109

5. APPLICATION RECOMMENDED FOR REFUSAL

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| 1. | Application No: 13/0658 - Installation of 500kW wind turbine (39m rotor, 50m tower) at Penrhiwfer Farm, land associated with Penrhiwfer Farm, Tonypany | 113 – 125 |
| 2. | Application No: 13/1240 - Application for a Lawful Development Certificate for the proposed use as a house in multiple occupation (up to 6 residents), 1 Tudor Place, Aberaman, Aberdare | 125 – 131 |

DEFERRED APPLICATION

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| 6. | Application No. 13/0547 – Demolition of Existing Buildings and Redevelopment to provide a Lidl Foodstore with associated car parking, access and servicing (revised site boundary received 20/11/2013), Rhondda Cynon Taf CBC, Millfield Depot, Rhondda Road, Pontypridd | 133 – 154 |
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7. 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), an Overview of Enforcement Cases and Enforcement Delegated Decisions.	155 – 167
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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

13 February 2014