

**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 March 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>MINUTES</u>	
To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 6 February 2014.	1- 13
4. <u>SITE INSPECTIONS</u>	
(i) Application No. 13/0912 – Detached Dwelling with rear Parking – Land adjacent to 15 Jestyn Street, Porth	15 – 28
(ii) 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; and 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	29 – 50
(iii) Application No.13/1039 – Improvement of Craig Yr Hesg Quarry Entrance to provide two way quarry entrance and exit – Craig yr Hesg Quarry, Berw Road, Pontypridd	51 – 73
(iv) 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	75 – 92
(v) 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	93 – 105
(vi) Application No. 13/1328 – Block of 3 no. Garages/stores – Land at rear of Argyle Street, Abercynon	107–116

REPORTS OF THE SERVICE DIRECTOR, PLANNING

5. <u>APPLICATIONS RECOMMENDED FOR APPROVAL</u>	
1. Application No. 13/0959 - Proposed conversion of Public House to 8 No flats with off street parking (Amended Description Received 07/02/14 and Amended Plans Received 30/01/14), The Colliers Arms Public House, Ynyscynon Road, Trealaw, Tonypany.	119-126
2. Application No. 13/1004 - Proposed residential development, new local centre, car parking and access, Bryncae Industrial Estate, Bridgend Road, Llanharan, Pontyclun.	127-144
3. Application No. 13/1172 - Change of use from car sales to car wash and car sales retrospectively, Riverside Garage, Cardiff Road, Taffs Well.	145-153

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| 4. | Application No. 13/1232 - Projected conservatory 4.5 x 3.5 metres (Amended Plans Received 21/1/2014), 8 Brook Terrace, Llanharan, Pontyclun. | 153-157 |
| 5. | Application No. 13/1267 - Erection of two dwellings, Site Of Former 7, 8 & 9 Cambrian Terrace, Llwynypia, Tonypany. | 157-165 |
| 6. | Application No. 13/1348 - Erection of a two storey four bedroom house (Amended Plan Received 05/02/14), rear of No's 57 - 63 Hendrecafn Road, Penygraig, Tonypany. | 165-176 |
| 7. | Application No. 14/0069 - Single-storey rear extension to create an enlarged kitchen-diner, 5 The Rise, Cwmdare, Aberdare. | 176-179 |

6. APPLICATIONS RECOMMENDED FOR REFUSAL

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| 1. | Application No. 13/0890 - New mobile home, land north of Gellifendigaid Transmitter, Coed Y Cym. | 183-190 |
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DEFERRED APPLICATIONS

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| 7. | Application No. 10/0792 – Outline application for 77 no. Dwellings at Ynyscynon Farm, Cwmbach | 191-211 |
| 8. | Application No. 12/0037 – Recycling Facility for the store and processing of inert materials from construction and demolition activities and the operation of a community recycling centre (revised description, amended details, amended plans and environmental information received 16 & 30/12/12) – Land adjacent to Glanmychydd Fach Farmhouse, Llantrisant, Pontyclun | 213-246 |
| 9. | Application No. 13/1193, - Change of Use from Nursing Home to Guest House, Abbeyfield Society, 115 High Street, Mountain Ash | 247-258 |

OBSERVATIONS REQUESTED BY A NEIGHBOURING AUTHORITY

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| 10. | Application No.13/1362 – Erection of a single 0.5 MW Wind Turbine (Up to 77m blade Tip Height) with associated access track, Crane, hardstanding, substation/transformer and boundary fencing (observations requested by neighbouring authority) – Land to the North East of Blaen Morlais Farm, Pengarnddu, Merthyr Tydfil | 259-261 |
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11. REPORT FOR INFORMATION

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| To receive the report of the Service Director, Planning in relation to Delegated Decisions (Approvals and Refusals with reasons) for the period 07/02/2014 - 21/02/2014. | 263-274 |
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12. 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

27 February 2014