

**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, 17 April 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.

	<b>Page Nos</b>
<b>3. <u>MINUTES</u></b>	
To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 20 March 2014	<b>1 – 6</b>
<b>4. <u>SITE INSPECTIONS</u></b>	
1. Application No.14/0111 – 4 no. Garages and associated works– Land at Hurst Grove (North of 1b Forge Place), Abernant, Aberdare	<b>7 – 19</b>
2. Application No.13/0974 – Construction of a Detached House – Vacant Land off Dynea Road, Rhydyfelin, Pontypridd	<b>21 – 39</b>
3. Application No.13/0916 – Creation of Equestrian Track from Inert Materials – Tynewydd Farm, Efail Isaf, Pontypridd	<b>41 – 55</b>
 <b><u>REPORTS OF THE SERVICE DIRECTOR, PLANNING</u></b>	
<b>5. <u>APPLICATIONS RECOMMENDED FOR APPROVAL</u></b>	
1. Application No. 12/1167 - Residential development, land adjacent to Cwm Nant Yr Hwch, Penywaun, Aberdare.	<b>59 – 71</b>
2. Application No. 13/1337 - 10 no. 1 bedroom flats, 1 no. 4 bedroom house, 1 no. 2 bedroom bungalow and new access onto Cardiff Road into a mews court, former Aberdare School, Cardiff Road, Aberaman, Aberdare.	<b>71 – 83</b>
3. Application No. 14/0073 - Retention of log building, pheasant enclosure and boundary fence (Amended description 24/03/14), 1 Heol Coroniad, Tynant, Beddau, Pontypridd.	<b>83 – 88</b>
4. Application No. 14/0083 - Two storey rear extension, 50 William Street, Cilfynydd, Pontypridd.	<b>88 – 93</b>
5. Application No. 14/0095 - Extension to front, to create larger kitchen to existing property (Re-submission of 13/1210) (Amended Plans Received 11/02/2014 and 24/02/14), 71 Windsor Drive, Miskin, Pontyclun.	<b>93 – 98</b>
6. Application No. 14/0127 - Change of use from A1 retail to D1 use for a chiropractic clinic (retrospective), rear ground floor Office, 15 Llantrisant Road, Pontyclun.	<b>98 – 104</b>
7. Application No. 14/0152 - Conversion of former music shop to ground floor shop with self contained flats over, 6 Church Road, Ton Pentre, Pentre.	<b>104 – 109</b>
8. Application No. 14/0163 - Detached single garage, rear of Lloyd Street Gelli, Pentre.	<b>109 – 115</b>
9. Application No. 14/0214 - Alterations to and subdivision of existing Class A1 retail unit to provide up to five Class A1, A3 and mixed A1/A3 units, car park alterations and ancillary works, Comet Plc, Talbot Green Retail Park, Talbot Green, Pontyclun.	<b>116 – 126</b>

**6. APPLICATION RECOMMENDED FOR REFUSAL**

1. Application No. 14/0125 - Construction of retail pod, Tesco Stores, Depot Road, Gadlys, Aberdare. **131 – 135**

**DEFERRED APPLICATION**

7. Application No.13/0548 - 5 Detached Houses (Amended Site Plan received 31/07/13) – Land off Queensway, Nantgarw **137 – 157**

**8. 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 and an Overview of Enforcement Cases for the period 24/03/2014 and 04/04/2014. **159 – 170**

**9. 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

**10 April 2014**

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