

**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, 1 May 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 3 April 2014	<b>1 – 6</b>
<b><u>REPORTS OF THE SERVICE DIRECTOR, PLANNING</u></b>	
<b>4. <u>APPLICATIONS RECOMMENDED FOR APPROVAL</u></b>	
1. Application No. 13/0558 - Construction of 4 No., 4 bedroom dwellings (Amended plans received 12/03/14), Land To The Rear Of 58 - 60 Rhiw'r Ddar, Taffs Well.	<b>9 - 29</b>
2. Application No. 13/0981 - Outline consent for residential development (Amended plan received 31st March 2014), Ty Glyncoch, Ynysybwll Road, Glyncoch, Pontypridd.	<b>29 – 37</b>
3. Application No. 13/1008 - Proposed erection of 1 residential dwelling (amended plans and details received 6/3/2014), Land Adjacent To 134 Mill Street, Tonyrefail.	<b>38 – 48</b>
4. Application No. 13/1333 - Demolition of side room and toilets; construction of part two, part single storey extension accommodating new offices, toilets, stores and side hall, Bethany Baptist Church, Ford Road, Pwllgwaun, Pontypridd.	<b>48 – 55</b>
5. Application No. 13/1338 - Demolition of pastors office and toilets, construction of new offices, toilets, stores and side hall, Bethany Baptist Church, Ford Road, Pwllgwaun, Pontypridd.	<b>55 – 61</b>
6. Application No. 14/0119 - Three bedroom detached dwelling with garage, Land To The South East Of The Royal Oak, Incline Top, Abercynon.	<b>61 – 70</b>
7. Application No. 14/0250 - New vehicular access, boundary walls and parking area, 63/64 Glyngwyn Street, Mountain Ash.	<b>70 – 75</b>
8. Application No. 14/0263 - Change of use from offices to 2 no. residential units. Minor internal alterations proposed and minor external changes to form doorway and provide new external stair, 3a Church Street, Pontypridd.	<b>75 – 81</b>
<b><u>DEFERRED APPLICATION</u></b>	
5. Application No.13/1004 – Proposed Residential Development, Local Centre, Car Parking and Access – Bryncae Industrial Estate, Bridgend Road, Llanharan	<b>83 – 108</b>
<b>6. <u>REPORT FOR INFORMATION</u></b>	
To receive the report of the Service Director, Planning in relation to Planning and Enforcement Appeals Decisions received and Delegated Decisions Approvals and Refusals with reasons for the period 07/04/2014 - 18/04/2014.	<b>109 – 118</b>

## **7. 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

**24 April 2014**

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