

**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, 15 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.

**Page Nos**

### **3. MINUTES**

To approve as accurate records, the minutes of the meetings of the Development Control Committee held on:

(1) 17 April 2014	<b>1 – 7</b>
(2) 24 April 2014	<b>9 – 14</b>

### **REPORTS OF THE SERVICE DIRECTOR, PLANNING**

#### **4. APPLICATIONS RECOMMENDED FOR APPROVAL**

1. Application No. 13/0639 - Change of use to include a café and redesign of church car park, St Catherines Church and Church Hall, Upper Church Street, Pontypridd.	<b>17 – 21</b>
2. Application No. 14/0165 - Erection of a three storey B1 (Offices) class use development with roof-top plant, and associated single storey garage/workshop, adjacent gatehouse, and security fencing, Unit 2 Pencoed Technology Park, Pencoed, Bridgend.	<b>21 – 40</b>
3. Application No. 14/0187 - Change of use from Guest House (C1) to a house of multiple occupation for up to 6 people (in this instance veterans from the armed services). (Amended application details received 14th and 18th March 2014), The Mount, Lanpark Road, Pontypridd.	<b>41 – 52</b>
4. Application No. 14/0203 - Raise existing ridge height to create first floor accommodation and two storey rear extension, 94 Church Road, Tonteg, Pontypridd.	<b>52 – 57</b>
5. Application No. 14/0204 - Extension and alterations to existing building for its use as a church hall to incorporate a new cafe, admin offices, meeting rooms, Sunday school and flexible spaces for community use (Amended description, plans and further supporting information received 1st April 2014), Hope Church, Hirwaun Road, Trecynon, Aberdare.	<b>57 – 68</b>
6. Application No. 14/0269 - Replacement conservatory (retrospective), 66 Primrose Street, Tonypany.	<b>68 – 72</b>
7. Application No. 14/0290 - Variation of Condition 3, 5, 16, 18, 19, 26, 27, 30, 31, 35, and 42 of planning approval; 12/1313/10 to allow for a phased development of the site (Residential Development of 276 houses) (Amended description 02/04/2014 to accommodate additional conditions 3 (landscaping details), 30 (boundary treatment) and 31 (external materials), Duffryn Bach Farm, Station Road, Church Village, Pontypridd.	<b>72 – 95</b>

#### **5. APPLICATION RECOMMENDED FOR REFUSAL**

1. Application No. 13/1198 - Change of use to horsiculture - stables, exercise area and access track - Gwerna Fach, land at Castellau Road, Beddau.	<b>99 – 111</b>
---	-----------------

## **DEFERRED APPLICATIONS**

- |           |   |                  |
|-----------|---|------------------|
| <b>6.</b> | Application No.13/0867 – Lawful Development Certificate for an existing use providing a total of 5 bedrooms of emergency accommodation for vulnerable young people – YMCA, Duffryn Road, Mountain Ash | <b>113 – 120</b> |
| <b>7.</b> | Application No.13/0974 – Construction of a detached house – Vacant Land off Dynea Road, Rhydyfelin  | <b>121 – 140</b> |
| <b>8.</b> | Application No.14/0111 – 4 no. Garages and associated works – Land at Hurst Grove, Abernant, Aberdare   | <b>141 – 154</b> |

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

- |           |  |                  |
|-----------|--|------------------|
| <b>9.</b> | Application No.14/0243 – Erection of single 225 kw wind turbine (up to 65.3m blade tip height) with associated hard standing area, substation/transformer and boundary fencing – Land adjoining Unit 3 Pengarnddu Industrial Estate, Dowlais Top, Merthyr Tydfil – Observations requested by adjacent Planning Authority : Merthyr Tydfil County Borough Council | <b>155 – 159</b> |
|-----------|--|------------------|

## **10. REPORT FOR INFORMATION**

To receive the report of the Service Director, Planning in relation to an overview of enforcement cases and Enforcement Delegated Decisions for the period 2 April – 30 April 2014	<b>161 – 164</b>
--	------------------

## **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

**8 May 2014**

This page intentionally blank