

**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, 19 June 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 Committee 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 Committee 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) 1 May 2014
- (2) 15 May 2014

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7 - 14

4. REQUESTS FOR SITE INSPECTIONS IN RELATION TO APPLICATIONS LISTED ON THE AGENDA

To consider any requests from Committee Members to convene site inspections in relation to applications listed on the agenda.

REPORTS OF THE SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

- 1. Application No. 14/0186 - Demolition of former window/glazing showroom and construction of 2 houses and 2 flats and associated works (Amended plans and bat survey received 3/4/2014), 34 Thurston Road, Pontypridd. **17 - 27**
- 2. Application No. 14/0304 - 3 No. link houses, Site Of Former Tabernacle Chapel, Dumfries Street, Treorchy. **27 - 36**
- 3. Application No. 14/0337 - Garage extension, Ynyscynon Garage, 235-240 Ynyscynon Road, Trealaw, Tonypanyd. **36 - 41**
- 4. Application No. 14/0423 - Single storey side/rear extension, detached garage, The Willows, Llantrisant Road, Brynteg, Llantrisant, Pontyclun. **41 - 45**
- 5. Application No. 14/0449 - One detached dwelling, Plot 9, Danylan Road, Maesycoed, Pontypridd. **45 - 55**
- 6. Application No. 14/0619 - Demolition of existing single storey annex to terraced dwelling, proposed new 2 storey rear extension, 29 Margaret Street, Aberaman, Aberdare. **55 - 59**

6. APPLICATION RECOMMENDED FOR REFUSAL

- 1. Application No. 12/1303 - Rear extension with internal and external refurbishment (works to include increase in number of hotel rooms to 13 and alterations to ground floor bar area and the erection of a low boundary wall around the front beer garden area) (Amended Plan Received 15/05/2014), Cardiff Arms Hotel, 42 Bute Street, Treorchy **63 - 70**

DEFERRED APPLICATIONS

- 7. Application No.13/1004 – Proposed Residential Development, Local Centre, Car Parking and Access – Bryncae Industrial Estate, Bridgend Road, Llanharan **73 - 104**

8. Application No.13/0922 – Demolition of Workingmen’s Club and Residential Development – Howard Street, Clydach Vale **105 - 117**
9. Application No.13/0558 – Construction of 4 no. 4 bedroom dwellings (amended plans received 12/03/14) – Land to the rear of 58-61 Rhiw’r Ddar, Taffs Well **119 – 143**
10. Application No.13/0916 – Creation of Equestrian and Access Track from Inert Material – Land at Tynewydd Farm, Efail Isaf **145 – 176**
11. Application No.13/1198 – Change of Use to Horsiculture – Stables, exercise area and track – Gwerna Fach, Land at Castellau Road, Beddau **177 – 193**
12. **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), Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 21/04/14 – 06/06/14. **195 – 220**
13. **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:

The Chair and Vice-Chair of the Development Control Committee:
County Borough Councillors R.B.McDonald and W.D.Weeks respectively)

County Borough Councillors L.M.Adams, J.Bonetto, (Mrs) L.De Vet, M.Griffiths, P.Jarman, R.Lewis, C.J.Middle, S.Rees, (Mrs) A.Roberts, G.Smith, G.Stacey, (Mrs) M.Tegg, G.Thomas, (Mrs) J.S.Ward, P.Wasley and E.Webster.

12 June 2014