

**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) 424081 – J. L. Nicholls

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 3 July 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.

3. MINUTES

To approve as accurate records, the minutes of the meeting of the Development Control Committee held on the 19th June 2014

Page No's
1-7

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 DIRECTOR, LEGAL & DEMOCRATIC SERVICES

5. SITE INSPECTIONS

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| (i) | 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 14 th and 18 th March 2014) – The Mount, Lanpark Road, Pontypridd | 9-26 |
| (ii) | Application No. 14/0250 – New vehicular access, boundary walls and parking area – 63/64 Glyngwyn Street, Mountain Ash | 27-35 |

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

37-70

- | | | |
|----|---|--------------|
| 1. | Application No. 13/0778 - Two storey extension to create 14 bedrooms and associated ancillary accommodation, Ty Pentwyn Nursing Home, Pentwyn Road, Treorchy. | 39-49 |
| 2. | Application No. 14/0403 - Proposed two storey extension to rear, Bliss Beauty, 101 Talbot Road, Talbot Green, Pontyclun. | 50-57 |
| 3. | Application No. 14/0484 - Change of use from Public House to 6 residential units with associated exterior alterations and internal parking area (Amended location 19/05/2014), Former Castle Ivor Public House, 14 Jenkins Street, Hopkinstown, Pontypridd. | 57-69 |

7. APPLICATION RECOMMENDED FOR REFUSAL

71-90

- | | | |
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| 1. | Application No. 13/0960 - Installation of a 500kW wind turbine and associated infrastructure, Bwlfa Farm, Pentre | |
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8. OBSERVATIONS REQUESTED BY ADJACENT PLANNING AUTHORITY

91-100

Application No: 14/0301 – Outline planning permission with all matters reserved except for access, for development comprising Class B1, B2 and B8 uses; A hotel/Residential training centre (CLASS C1/C2); and ancillary

uses within class A1, A2, A3; Associated engineering and ground modelling works and infrastructure, car parking, drainage and access for all uses
Provision of infrastructure (including Energy Centre(s)); Landscaping and all ancillary enabling works – Land South of Junction 34, M4, Hensol Vale of Glamorgan. Observations requested by adjacent Planning Authority, The Vale of Glamorgan Council.

9. REPORT FOR INFORMATION

101-112

To receive the report of the Service Director, Planning in relation to Delegated Decisions (Approvals and Refusals with reasons) for the period 9th-20th June 2014.

10. 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.

26 June 2014