

**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, Principal Officer – Committee Services

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 7 August 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 meetings of the Development Control Committee held on:

Page No's

(a) 3 July 2014

1 – 7

(b) 17 July 2014

9 – 13

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. 14/0707 - Siting of Timpson retail pod to provide dry cleaning, key cutting, shoe and watch repairs and engraving services. Retail pod has a floor area of 18 square metres with portacabin style appearance (resiting of retail pod approved under planning ref: 14/0129/10) (Amended description 08/07/2014), Tesco Stores Ltd, Newport District Shopping Centre, Talbot Green, Pontyclun. **17 – 23**
2. Application No. 14/0708 - Advert Consent (to promote the brand and services of the proposed Timpson retail pod approved under planning ref: 14/0130/01)(Amended description 08/07/2014), Tesco Stores Ltd, Newport District Shopping Centre, Talbot Green, Pontyclun. **23-28**
3. Application No. 14/0730 - 2 storey extension to side elevation, move existing conservatory to rear elevation. New driveway and retaining wall to front elevation, 12 Mynydd Y Seren, Tonyrefail, Porth. **28-32**
4. Application No. 14/0756 - Construction and operation of a small embedded Short Term Operating Reserve (STOR) natural gas-fired generating plant and auxiliary equipment - amendment to approved application 13/0277/10, site adjacent to C1 Trade Park, Aberaman Industrial Estate, Aberdare. **32-41**

6. APPLICATIONS RECOMMENDED FOR REFUSAL

1. Application No. 14/0373 - Change of use to provide hot food takeaway (A3) on the ground floor, with internal extraction facilities and provide a flat at first floor level, with associated external elevational alterations including additional windows in side elevation, 89 Court Street, Tonypandy. **45-52**
2. Application No. 14/0376 - Erection of a bungalow (amended plans received 04/07/2014), land adjacent to No. 14 Caemawr Terrace, Penrhiwfer, Tonyrefail. **52-59**

DEFERRED ITEMS

7. Application No.13/0922 – Demolition of Derelict Former Workingmen’s Club and Residential Development at Clydach Vale Workingmen’s Club, Howard Street, Clydach Vale, Tonypandy **61-75**
8. Application No.12/1215 – Development of 6 terraced houses – Land between 138 Dyffryn Street and Our Lady Penrhys RC Church, Ferndale **77-90**

OBSERVATIONS REQUESTED BY ADJACENT PLANNING AUTHORITY

9. Application No.14/0610 – Extension of the existing Pant-y-Wal Wind Farm with an installed capacity of up to 36 mw, comprising 12 wind turbines, anemometer mast, substation and control building, access tracks and all associated building and engineering operations and landscaping for an operational period of 25 years. Observations requested by adjacent Planning Authority – Bridgend County Borough Council **91-99**

10. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to Delegated Decisions (Approvals and Refusals with reasons) for the period 04/07/2014 and 25/07/2014. **101-114**

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:

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.

31 July 2014

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