

**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, 18 September 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 an accurate record, the minutes of the meeting of the Development Control Committee held on:

Page Nos.

(a) 21 August 2014

1 – 4

(b) 4 September 2014

5 - 10

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.

5. SITE INSPECTIONS

- (a) Application No.14/0477 – Conversion of a Shop and Flat into two self contained flats with a two storey extension and car parking at the rear (amended plans received 28/05/2014 AND 22/07/2014) – 72 Dunraven Street, Tonypany **11 – 25**
- (b) Application No.13/0242 – One New House on land within the garden curtilage (re-submission 12/0333) (amended plan received 14/07/14) – 37 Chandler’s Reach, Llantwit Fardre **27 – 45**

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 13/0416 - Change of use and development of the existing B2 industrial unit into a renewable energy generation production facility. Amendments to the scheme to reduce the output from 8MW to 4MW, a consequential reduction in the number of stacks from 6 to 3 and an increase in height from 25m to 30m. All incorporated within a Revised Planning Statement, Environmental Statement Addendum, Revised Plans and emails submitted 2 & 27 June and 19 July 2014. A Waste Planning Assessment has also been submitted on 2nd June 2014, Unit 43 - 44 Seventeenth Avenue, Hirwaun Industrial Estate, Hirwaun, Aberdare **49 – 69**
2. Application No. 13/1241 - Erection of a single 500kW wind turbine and associated transformer enclosure.(Additional information - Addendum to Landscape and Visual Assessment received 15/05/14) – Land at Rhigos Road, Aberdare. **69 – 95**
3. Application No. 14/0347 - Change of use from club to public house, Hopkinstown Cricket Club, Western Field Park, Hopkinstown Road, Hopkinstown, Pontypridd. **95 – 102**

102 – 108

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| 4. | Application No. 14/0490 - Single storey side and rear extension and install a chair platform lift, The Boars Head, Coedcae Lane, Talbot Green, Pontyclun. | 108 – 119 |
| 5. | Application No. 14/0573 - Upgrade of outdoor play area to a multi-use play area, erection of a 4 metre high boundary fence, 4 no. floodlight posts, creation and extension of car park area. (Amended description 28/05/2014) (amended forms, description and plans received 03/07/2014), Ton Pentre and Gelli Boys Club, Dinam Park, Ton Pentre, Pentre. | 119 – 129 |
| 6. | Application No. 14/1053 - New plant depot comprising of industrial workshop and offices with new access to highway, land north east of Sigma 3 Kitchens Unit, Llantrisant Business Park, Llantrisant, Pontyclun. | 129 – 133 |
| 7. | Application No. 14/1071 - Demolition of detached garage. Construction of porch, rear single storey extension and side two storey extension, 26 Milford Close, Tonteg, Pontypridd. | |

7. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to Delegated Decisions (Approvals and Refusals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 22 August – 3 September 2014.

135 – 148

8. 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.

11 September 2014