

**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, 2 October 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. 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**

**Page Nos.**

**4. APPLICATIONS RECOMMENDED FOR APPROVAL**

- |    |   |                |
|----|---|----------------|
| 1. | Application No: 14/0404 - Construction of 40 dwellings, car parking, highway improvement works (including the diversion of a footpath), landscaping and associated works (Amended plans received 27/06/2014), Land off Ty Gwyn Road, Church Village | <b>3 – 21</b>  |
| 2. | Application No: 14/0620 - Redevelopment of the site to provide 70 dwellings with ancillary car parking, open space, access arrangements and landscaping, land off Cardiff Road, Rhydyfelin, Pontypridd.   | <b>21 – 37</b> |
| 3. | Application No: 14/0734 - Two storey, five classroom extension connected to existing Junior building and dining block via link corridors (Revised bat report received 19/08/14), Treorchy Primary School, Glyncoli Road, Treorchy.                  | <b>37 – 56</b> |
| 4. | Application No: 14/0918 - Detached house and garage (Amended plans received 14/08/14 and 28/08/14 that include the resiting of garage building), Site of Former 7 - 9 Cambrian Terrace, Tonypandy.  | <b>56 – 67</b> |
| 5. | Application No: 14/1104 – One detached dwelling, land at Wind Street, Blaenllechau.   | <b>67 – 77</b> |

**5. APPLICATION RECOMMENDED FOR REFUSAL**

- |    |   |                |
|----|---|----------------|
| 1. | Application No: 14/1001 - Wooden raised decking to level garden with patio area and fencing (Retrospective) (Amended plans received 13/08/14), 10 Country View Estate, Hawthorn, Pontypridd | <b>81 – 85</b> |
|----|---|----------------|

**6. 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 4 September - 19 September 2014.

**87 – 93**

**7. 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.

**25 September 2014**

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