

**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, 16 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. MINUTES**

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 18 September 2014.

**1 – 6**

### **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.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

**7 – 38**

(b) 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 8 MW 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 2 June 2014) – Unit 43-44 Seventeenth Avenue, Hirwaun Industrial Estate, Aberdare

**39 - 66**

### **REPORTS OF THE SERVICE DIRECTOR, PLANNING**

### **6. APPLICATIONS RECOMMENDED FOR APPROVAL**

**67-97**

1. Application No. 14/0893 - Development of site to provide up to 80 dwellings with associated infrastructure (Outline), Elms Farm, off Stryd Silurian, Llanharry, Pontyclun.

**68-85**

2. Application No. 14/1033 - Variation of Conditions 7, 8 and 9 of Planning Permission 13/0915 to remove the Code for Sustainable Homes Assessment, The Red Cow, 57 High Street, Treorchy.

**85-91**

3. Application No. 14/1129 - Change of use from a private members club to an A3 Bar and carvery, XS Bar And Carvery, 180 Aberrhondda Road, Porth

**91-97**

### **7. APPLICATION RECOMMENDED FOR REFUSAL**

**99-116**

1. Application No. 13/0859 - Variation of Condition 4 of Planning Permission Ref 13/0466/10 to substitute approved mining operation plans in years 3, 4,

**100-116**

5, 6, and 7 of the approved working programme, to provide for the revision of the approved coal extraction area 20 metres further east of and parallel to Rhigos Road, along the western boundary of the site, to extract approx 270,000 tonnes of additional coal, Tower Colliery, Rhigos Road, Rhigos, Hirwaun, Aberdare.

**8. REPORT FOR INFORMATION**

**117-133**

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. Enforcement Delegated Decisions for the period 22/09/14 to 03/10/2014.

**9. 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.

9 October 2014