

**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.D.Maisey

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 4 December 2014** at **5.00 p.m.**

(Please Note: This meeting is to be Webcast live and can be viewed by using the following link: http://www.rctcbc.public-i.tv/core/portal/webcast_interactive/156636 - this facility has been funded by the Welsh Government)

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 6 November 2014

Page No's

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.

REPORT OF THE DIRECTOR, LEGAL & DEMOCRATICE SERVICES

5. SITE INSPECTION

Application No.14/1145 – Retrospective consent for domestic garage – Land opposite 16-17 Arfryn Terrace, Tylorstown

7 – 15

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No.14/0999 - Erection of timber decking and fencing to accommodate external seating area. (Amended plans received 09/10/2014), La Luna Restaurant, 79-81 Talbot Road, Talbot Green, Pontyclun. **19 – 23**
2. Application No.14/1014 - Installation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm, Maes Bach, Willowford Road, Tonteg, Pontypridd. **23 – 51**
3. Application No.14/1177 - Change of use from library to children's soft play centre, The Library, Church Street, Penrhiwceiber, Mountain Ash **52 – 60**

7. DEFERRED APPLICATION

1. Application No.13/0409/10 – Crown Hotel, Ynyswen Road, Ynyswen – Change of use from former Public House and part residential to full residential use comprising of 6 no. flats with associated rear parking. Works to include demolition of existing side and rear extension (in part) and erection of new rear extension. (Amended plan received 30/09/2013 and additional drainage information received 26/09/2014) **63 – 80**

8. 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 10 November – 21 November 2014.

81 - 88

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 of the Development Control Committee:
(County Borough Councillor G.Stacey)

County Borough Councillors L.M.Adams, J.Bonetto, (Mrs) L.De Vet, M.Griffiths, P.Jarman, R.Lewis, C.J.Middle, S.Powderhill, S.Rees, (Mrs) A.Roberts, G.Smith, (Mrs) M.Tegg, G.Thomas, (Mrs) J.S.Ward, P.Wasley and E.Webster.

27 November 2014

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