

**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, 18 December 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:

- (i) 20 November 2014
- (ii) 4 December 2014

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### **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. 12/0704 - Erection of 6no. wind turbines up to 110m blade tip height, access tracks, cables, electrical substation and associated ancillary equipment. (Supplementary Environmental Information (SEI) giving further detail and consideration of the impacts of access track construction received 22 April 2013). (Further Supplementary Environmental Information (SEI) reducing the number of turbines from 7no. to 6no. (turbine T1 deleted) received 10 October 2013) (Revised red line boundary plans received 18 June 2014), Mynydd Portref Extension, Argoed Edwin Farm, Llanharan, Pontyclun. | <b>15-88</b>   |
| 2. | Application No. 14/0004 - Variation of condition 1 of planning approval 07/0481/10 to extend the permission for a further five years (new build residential development), land at The Pavilions, Darran Road, Mountain Ash.  | <b>88-106</b>  |
| 3. | Application No. 14/0556 - Erection of one wind turbine with a maximum height to blade tip of 145m together with ancillary infrastructure including a transformer building, access tracks and turning area, underground cabling, crane hardstanding and turbine component set down areas and temporary construction compound (Amended plans received 20 <sup>th</sup> October 2014 to alter the site boundary), land between Maerdy Coal Tip and Tynewydd Forest.   | <b>106-126</b> |
| 4. | Application No. 14/1128 - Variation of Condition 2 and removal of Conditions 47, 48 and 49 of planning permission 12/1102/10 to allow minor alterations to the approved plans comprising a reduction in net sales area, internal and external alterations to the approved store and alterations to the layout of plant within the service yard, Sainsburys Supermarkets Ltd, land south of A473, Talbot Green.   | <b>126-165</b> |

5. Application No. 14/1205 - Re-plan of phase 2 of planning permission 12/1313 to include residential development (213 houses) along with associated open space, landscaping, access (vehicle, cycle and pedestrian), drainage and highways works (Amended plans received 24/10/14 (site layout) 27/10/14 (Landscaping) and 29/10/14 (house type details), Duffryn Bach Farm, Station Road, Church Village, Pontypridd. **165-193**
6. Application No. 14/1283 - Construction of 50 new build residential dwellings with garages and associated works, land off Maes-Yr-Eglwys, Church Village, Pontypridd. **193-212**
- 6. APPLICATION RECOMMENDED FOR REFUSAL**
1. Application No. 14/1347 - Temporary demountable open fronted storage building and access road (amended description dated 11th November 2014 and amended plan dated 12th November 2014), land rear of The New House, Abercynon Road, Abercynon, Mountain Ash.. **219-232**
- 7. DEFERRED APPLICATION**
- Application No.14/0620 – Proposed Residential Development of 70 no. Dwellings and associated works – Land off Cardiff Road, Hawthorn, Pontypridd **235-261**
- 8. ENFORCEMENT OF PLANNING CONTROL**
- Application No.13/00297 – 2 Orchard Drive, Robertstown, Aberdare **263-267**
- 9. REPORT FOR INFORMATION**
- 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 and Enforcement Delegated Decisions for the period 24.11.2014-05.12.2014. **269-281**
- 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 G.Stacey and M.Griffiths)

County Borough Councillors L.M.Adams, J.Bonetto, (Mrs) L.De Vet, P.Jarman,  
(Mrs) S.Jones, 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.

**11 December 2014**