

**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, 19th March 2015** 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/169796 - 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

Page No's

To approve as accurate record, the minutes of the meeting of the Development Control Committee held on:

(a) 19 February 2015

1 – 10

(b) 5 March 2015

11 – 16

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 INSPECTION

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 15/01/15 (Site Layout), 27/10/14 (Landscaping); 29/10/14 (House Type Details) – Duffryn Bach Farm, Station Road, Church Village, Pontypridd

17 – 52

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 14/0381 - Demolition of existing library, and construction of 32 unit housing scheme for older people, community use facilities and associated works, Library Close and Rhydyfelin Library, Library Close, Rhydyfelin, Pontypridd. **55 – 72**
2. Application No. 14/1223 - Development of 21 no. dwellings and associated works (Amended plans received 17/02/15, amended description received 24/02/15), former Ystrad Depot, Ystrad, Pentre. **72 – 85**
3. Application No. 14/1308 - Demolition of existing redundant library building and outline consent for residential development of the site (all matters reserved) (Amended description received 26/11/14), Cwmbach Library, Morgan Row, Cwmbach, Aberdare. **85 – 99**
4. Application No. 14/1558 - The erection of a meteorological mast with an operational life of three years and a maximum height of 70m, land at Mynydd-Y-Glyn. Approximately 1.5km South East from the settlement of Glynfach. Grid Ref: E:303483 N:189608. **100 – 108**

5. Application No. 15/0037 - Two storey rear extension, 9 Kirkhouse Street, Graig, Pontypridd. **108 – 113**

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 23 February – 5 March 2015. **115 – 126**

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 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.

12 March 2015