

**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, 16th April 2015** 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 record, the minutes of the meeting of the Development Control Committee held on 19 March 2015

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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.

5. SITE INSPECTION

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

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REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 12/0929 - Development of up to 600 residential dwellings and ancillary development, including commercial/retail facilities within Use Class A1 (maximum gross internal floorspace of 464 square metres), together with associated infrastructure works, provision of formal and informal open space, retention of wildlife habitats, and demolition of existing buildings and structures at Trane farm (outline application with all matters reserved). Application accompanied by an Environmental Statement received 23 August 2012 plus Transport Chapter ES Addendum and Transport Assessment received 25 November 2013 (amended description 18 February 2014) (amended plans received 17 December 2014 showing revised highway alignment and sections, including retention of bat roost at Trane Lane and indicative proposals for green corridors, dark corridors and associated highway crossing points within the development site), land at Trane Farm, Tonyrefail.
2. Application No. 14/1440 - Increasing the length of existing garage and change of use to the parking and storage of vehicles in association with Stuttgart Garage (Revised design and Access Statement received 8.12.14, revised description 15.12.14, amended plan received 22.01.15 and revised description 12.02.15, land between Llantrisant Road and Leyshon Street, Pontypridd.
3. Application No. 14/1594 - Refurbishment of crematorium facilities and emissions equipment, in line with legislative requirements and environmental pollution controls (Revised description 17/2/15 and amended plans received 16/2/15), Llwydcoed Crematorium, Crematorium Road,

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- Llwydcoed, Aberdare.
4. Application No. 14/1614 - Change of use of scrubland to domestic use with decking and fencing (Retrospective), scrubland to the rear of 14 Clos Dyfodwg, Llantwit Fardre, Pontypridd. **95 – 102**
 5. Application No. 14/1615 - Change of use of scrubland to domestic use with fencing and storage shed (retrospective), scrubland to the rear of 12 Clos Dyfodwg, Llantwit Fardre, Pontypridd. **102 – 108**
 6. Application No. 14/1618 - Change of use of scrubland to domestic use with decking and fencing and storage shed (Retrospective), scrubland to the rear of 13 Clos Dyfodwg, Llantwit Fardre, Pontypridd. **108 – 114**
 7. Application No. 14/1653 - Refurbishment of crematorium facilities and emissions equipment, in line with legislative requirements and environmental pollution controls, Llwydcoed Crematorium, Crematorium Road, Llwydcoed, Aberdare. **114 – 120**
 8. Application No. 15/0005 - Change of use of scrubland to domestic use with decking and fencing (Retrospective), scrubland to the rear of 16 Clos Dyfodwg, Llantwit Fardre, Pontypridd. **121 – 127**
 9. Application No. 15/0175 - Provision of park and ride facilities to include car parks, access from Syphon Street, alterations to the existing cycle route, retaining walls, lighting and CCTV, Porth Railway Station, Station Street, Porth. **127 – 144**
 10. Application No. 15/0244 - Change of use from Public House (A3) use to a Private Members Club (sui generis) to include repairs and internal alterations, Castle Hotel, 38 Bute Street, Treherbert, Treorchy. **145 – 150**

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 March - 3 April 2015. **153 – 163**

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.

9 April 2015

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