

**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, 14th May 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

Page No's

To approve as accurate records, the minutes of the meetings of the Development Control Committee held on:

(a) 2 April 2015

1 – 4

(b) 16 April 2015

5 – 12

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. 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

13 – 75

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No: 13/1221 - Application for determination of conditions for mineral site. The Environmental Act 1995 (Section 96 and Paragraph 6 of Schedule 14) Hendy Quarry, School Lane, Miskin, CF72 8PG (Letter and attachments received on 15.10.2014 and a dormouse survey report dated November 2014 received on 08.01.15), Hendy Quarry, School Road, Miskin, Pontyclun.

79 – 113

2. Application No: 14/1598 - Demolition of existing Baptist Church and erection of a three bedroom detached house (Amended plans received 23/03/2015), Former Baptist Church, Ton-Coch Terrace, Cefnpennar, Mountain Ash.

113 – 123

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| 3. | Application No: 14/1682 - Soil Remediation Works, Clariant Uk Ltd, Llantrisant Road, Llantwit Fardre, Pontypridd. | 123- 133 |
| 4. | Application No: 14/1702 - Change of use to an 8 bedroom student house in multiple occupation (Amended plans received 17th March 2015), 29 Llantwit Road, Treforest, Pontypridd. | 134 – 143 |
| 5. | Application No: 15/0044 - Proposed storage facility, Country Timbers and The Potting Shed, Ynysmaerdy Industrial Estate, Ynysmaerdy, Llantrisant, Pontyclun. | 143 – 153 |
| 6. | Application No: 15/0125 - Erection of three garages, Land Adjacent To James Street & David Street, Cwmdare, Aberdare. | 153 – 161 |
| 7. | Application No: 15/0213 - Residential development (8 no. units), new access and associated works, Former Garth Hall, Catherine Crescent, Cymmer, Porth. | 161 – 177 |
| 8. | Application No: 15/0347 - Domestic garage and hard-stand to rear, Ynys House, Maindy Crescent, on Pentre, Pentre. | 177 – 183 |

DEFERRED APPLICATIONS

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| 7. | Application No. 11/0410/15 – Renewal of Outline Planning Permission (05/1878) Proposed Residential Development. Land between Manchester Place/Langland Close (Nidum Factory Site) Hirwaun | 185 – 197 |
| 8. | Application No. 14/1178/10 – Construction of 2 bungalows together with widening of road Cwm Isaac and forming turning head (amended plans received 31/12/14 and 28/1/15 due to an alteration to the parking arrangement and the deletion of a retaining wall from the scheme) – Land adjacent to 3 Cwm Isaac, Rhigos, Aberdare | 199 – 213 |
| 9. | Application No. 13/0890/10 – New Mobile Home – Land North of Gellifendigaid Transmitter, Coed Y Cwm | 215 – 244 |

10. 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 and an Overview of Enforcement Cases for the period 06/04/2015 – 01/05/2015.	245 – 264
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11. 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.J.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.

7 May 2015