

**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) 424045 – Ms.Karyl May

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 June 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 an accurate record, the minutes of the meeting of the Development Control Committee held on 14 May 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 INSPECTIONS

(1) Application No.15/0125 – Erection of three garages – Land adjacent to James Street and David Street, Cwmdare, Aberdare **11 – 24**

(2) Application No.15/0213 – Residential Development (8 no. Units), new access and associated works – Former Garth Hall, Catherine Crescent, Cymmer, Porth **25 – 44**

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL **45 - 144**

1. Application No.13/0062 – The development of a listed building into 5 residential dwellings, Heol ty Aberaman, Aberaman, Aberdare. **46 – 56**

2. Application No.13/0663 – Installation of 3 wind turbines and construction of associated infrastructure on upland. The maximum height to blade tip of each turbine will be 146.5m above existing ground level. Infrastructure associated with the wind turbines includes: 1. Onsite access tracks, laybys and turning areas, with ditch culverts where required; 2. Permitted crane hardstanding areas and external switchgear buildings for each turbine; 3. Substation; 4. Underground onsite electrical cabling; 5. Creation of two temporary construction compounds and laydown areas (Environmental Statement Addendum received 9th December 2014), Craig Yr Aber, land to the North East of Forch-Orky, Treorchy. **56 – 118**

3. Application No.14/0466 – Solar photovoltaic farm, six inverter cabins, cabling linking the arrays to the substation (on the adjacent wind farm site) and the extension of the wind farm access track to the proposed solar farm, land to the East of Mynydd Bwlfa wind Farm, Aberdare. **119 - 143**

7. DEFERRED APPLICATIONS

Application No.14/1702 – Change of Use to an 8 bedroom student house in multiple occupation – 29 Llantwit Road, Treforest, Pontypridd. **145 - 164**

8. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to actions taken under delegated powers.

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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.J.Jones, R.Lewis, C.J.Middle, S.Powderhill, S.Rees, (Mrs) A.Roberts, G.Smith, G.Thomas, (Mrs) J.S.Ward, P.Wasley, M.J.Watts and E.Webster.

11th June 2015

