

**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.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, 16 July 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 18 June 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.

REPORTS OF THE SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

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|----|--|----------------|
| 1. | Application No. 11/1431 - Commercial development (Phase III) comprising 3 buildings (Use Classes B1, B2 and B8) and 1 unit (Use Class A3) (Amended information received 05/05/15), Former Hepworths Site, Coedcae Lane, Pontyclun. | 9 – 19 |
| 2. | Application No: 15/0033 - Construction of coach / bus servicing depot and ancillary parking. External wash down area, Unit B13, Taffs Fall Road, Treforest Industrial Estate, Pontypridd. | 19 – 31 |
| 3. | Application No: 15/0174 - Detached garage, The Windrush, 69 Lanpark Road, Pontypridd. | 31 – 37 |
| 4. | Application No: 15/0189 - Replacement dwelling for Bryn Ysgol & Ty Mizpah and change of use of land to domestic garden curtilage (Outline)(Amended description 22/04/15), Bryn Ysgol, Penrhiwfer Road, Penrhiwfer, Tonypany. | 37 – 49 |
| 5. | Application No: 15/0237 - Demolition of former Working Men's Club and redevelopment of the site for 6 flats, parking, access arrangements, landscaping and associated works. (Revised plans received 15th June 2015), Cymmer Pioneer Workingmens Club, 20-21 High Street, Cymmer, Porth. | 49 – 62 |
| 6. | Application No: 15/0576 - Engineering operations to construct a surface water drainage scheme to serve 21 no. residential dwellings, land at Pleasant Heights, Porth. | 62 – 76 |
| 7. | Application No: 15/0581 - Outline planning for 1 no. detached bungalow and 16 no. semi-detached bungalows (8 no. pairs), off road parking, access road and associated works, Former Cwmbach Infants School, Bridge Road, Cwmbach, Aberdare. | 76 – 85 |
| 8. | Application No: 15/0615 - Variation of Condition 7 of planning application 13/1107/10 to alter the proposed materials, Former Royal Hotel Public House, Brithweunydd Road, Trealaw, Tonypany. | 85 – 94 |

DEFERRED APPLICATIONS

6. Application No.08/1575 – Renewal of Outline Planning Permission (03/1273) for Residential Development – The Old Granary and Post Office, Farm, Road, Aberaman, Aberdare **97 – 108**
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 **109 – 123**
8. Application No.13/0447/10 – Residential development to create 23 no. houses (amended plans received 08.07.13) – Former Williamstown Primary School, Arthur Street, Arthur Street, Williamstown, Tonypany **125 – 138**
9. Application No.10/0845/34 – Comprehensive Development comprising: Residential Development of up to 1,850 dwellings; Neighbourhood Centre to include Class D1 and D2 Community/Leisure Facilities, Class D1 Medical Centre, Class D1 Primary School, Class A1, A2 and A3 Retail/Services/Food and Drink Floorspace; B1 Office/Commercial Floorspace; New drainage, services, transport and highways infrastructure, strategic landscape areas and public open space (all matters reserved). Full details for new spine road and access onto A473, drainage infrastructure and the creation of development plateaus to serve the first phase of the development (amended plans and supplementary environmental information (SEI) received 13 June 2011) (Further amended plans and updated DAS received 21 June 2011) – Land at Former Open Cast Coal Site and Land to the North of the A473, Llanilid **139 – 215**

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), Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 22 June – 3 July 2015. **217 – 228**

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, G.Thomas, (Mrs) J.S.Ward, P.Wasley, M.J.Watts and E.Webster.

9 July 2015