

**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, 17 September 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 20 August 2015

**Page No's**

**1 - 8**

### **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.

### **REPORT OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES**

### **5. SITE INSPECTIONS**

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|-----|---|----------------|
| (1) | Application No.15/0692 – Raising of Roof to provide first floor accommodation and 2 no. Single storey extensions to the side and front of the bungalow – 9 Tanybryn, Penrhiwceiber, Mountain Ash  | <b>9 – 19</b>  |
| (2) | Application No.15/0667 – Remove existing 2 no. Ground floor level portacabin units at the rear of the surgery building and replace them with 12 no. Portacabins (6 no. at ground floor and 6 no. above). The 12 no. Portacabin units to be used as additional working floorspace for the Cynon Vale Medical Practice in conjunction with the existing surgery and retained for a temporary period of no more than 3 years (amended plans received 22 June and 15 July 2015) (Revised description of development 28 July 2015) – Cynon Vale Medical Practice, 8 Cardiff Road, Mountain Ash | <b>21 – 36</b> |
| (3) | Applicaiton No.15/0087 – Two storey extension and rear dormer window to existing house (amended plan and description received 11/05/2015) – 115 Queen Street, Treforest, Pontypridd   | <b>37 – 46</b> |
| (4) | Application No.15/0258 – Single storey extension and rear dormer window to existing house – 1 Meadow Street, Treforest, Pontypridd  | <b>47 – 56</b> |

### **REPORTS OF THE SERVICE DIRECTOR, PLANNING**

### **6. APPLICATIONS RECOMMENDED FOR APPROVAL**

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|----|--|----------------|
| 1. | Application No. 15/0695 - Planning application for erection of a 90 m temporary anemometer mast comprised of a singular tubular guyed mast, supported by guy wires with the actual footprint not exceeding 0.1 ha in area. Planning approval is sought for a period of 36 months after which the mast will be dismantled and the ground conditions fully reinstated, land within the construction site of Pen Y Cymoedd Wind Farm, Easting 294330 Northing 200320. | <b>59 – 67</b> |
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- |    |   |                  |
|----|---|------------------|
| 2. | Application No. 15/0703 - Construction of two wind turbines of up to 67.5m tip height and associated new access track and infrastructure, on land at Mynachdy Farm, Mynachdy Road, Ynysybwll, Pontypridd.             | <b>67 – 95</b>   |
| 3. | Application No. 15/0795 - The demolition of existing buildings on site, and the construction of 14 no. affordable residential dwellings, Ty Gwyn Psychological Centre, land to the west of Seaton Street, Pontypridd. | <b>95 – 110</b>  |
| 4. | Application No. 15/0813 - Extension of existing car park (amended red line received 16/07/15), St John Baptist High School, Glan Road, Cwmdare, Aberdare.   | <b>110 – 118</b> |
| 5. | Application No. 15/0884 - To install 3 no. temporary buildings to be used as additional classroom facilities. To be reviewed after 3 years, St John Baptist High School, Glan Road, Cwmdare, Aberdare.                | <b>118 – 125</b> |
| 6. | Application No. 15/0945 - Repair and cleaning of the memorial to Evan James and James James, at Ynysangharad Park, Pontypridd - Ynysangharad Park, Bridge Street, Pontypridd.   | <b>125 – 131</b> |

**7. APPLICATION RECOMMENDED FOR REFUSAL**

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|----|---|------------------|
| 1. | Application No:15/0814 - Change of use to a mixed use of residential and child minding facility for upto 12 children up to the age of 8 - 2 Llewellyn Terrace, Ynysybwll, Pontypridd. | <b>135 – 143</b> |
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**DEFERRED APPLICATIONS**

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|----|--|------------------|
| 8. | Application No.14/1621/10 – Change of Use from Car Sales Forecourt to Car Wash and Valet Facility with associated external works including erection of car wash canopy (amended plans received 24/03/15) at Land adjacent to 12 Cardiff Road, Aberaman, Aberdare | <b>145 – 158</b> |
| 9. | Application No.15/0147 – Drill an exploratory borehole to test for unconventional gas reserves in the Westphalian and Namurian Strata – Land next to Farm Access Track at Hendre Owen Farm, Llanharan  | <b>159 – 186</b> |

**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 with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 6 August – 5 September 2015.	<b>187 - 204</b>
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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, G.Thomas, (Mrs) J.S.Ward, P.Wasley, M.J.Watts and E.Webster.

**10 September 2015**