

**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, 15 October 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 24 September 2015

Page No's

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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.

REPORT OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES

5. SITE INSPECTION

Application No.15/0795 – Demolition of Existing Buildings on site and the construction of 14 no. Affordable residential dwellings. Ty Gwyn Physiological Centre – Land to the West of Seaton Street, Pontypridd

11 – 30

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

APPLICATION RECOMMENDED FOR REFUSAL

1. Application No: 13/0901 - Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm (Amended plans/details received 17th February 2015), Farmhouse, Penrhiw Cradoc Farm, Llanwonno Road, Mountain Ash. **33 – 58**
2. Application No: 15/0946 - Change of use from Police station to a supported living home offering both a shared 3 bedroom bungalow and 2 self contained flats connected via a staff room, Cynon Valley Crime Reduction Services Ltd, Windsor Street, Trecynon, Aberdare. **58 – 65**
3. Application No: 15/1010 - Change of use of land from public open space to residential garden curtilage associated with Plot 46 (Retrospective), land at Alexon House, Cardiff Road, Hawthorn, Pontypridd. **65 – 70**
4. Application No: 15/1073 - Change of use of land from public open space to residential garden curtilage associated with Plot 47 (Retrospective) (Amended site location plan received 08/09/15), Land At Alexon House, Cardiff Road, Hawthorn, Pontypridd. **70 – 75**
5. Application No: 15/1213 - A new underground gas pipeline to bring natural gas from the existing national transmission system gas pipeline, at a point near the A4061, at which an above ground installation and vehicle access will be developed, to a point on Main Avenue to connect to and facilitate **75 – 94**

development authorised by the Hirwaun Generating Station Order 2015, Units 1 - 4 Hirwaun Industrial Estate, (land at and south of) Main Avenue, Hirwaun, Aberdare.

DEFERRED APPLICATIONS

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| 7. | Application No.15/0474/16 – Residential Development of 225 homes with parking and open space (reserved matters) – Land at Parc Eirin, Wilfried Way, Tonyrefail | 97 – 114 |
| 8. | Application 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 | 115 – 127 |
| 9. | Application No.15/0258 – Single Storey Extension and rear dormer window to existing house – 1 Meadow Street, Treforest, Pontypridd | 129 – 139 |
| 10. | 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 | 141 – 164 |

ENFORCEMENT OF PLANNING CONTROL

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| 11. | Enforcement of Planning Control – Enforcement No.14/00405 – Change of use to animal rescue centre and erection of timber cattery – Wonky Towers, Glyndwr, Darren-Ddu Road, Glyncoch, Pontypridd | 165 – 180 |
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12. REPORT FOR INFORMATION

12.	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 7 September – 1 October 2015.	181 – 196
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13. 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.

8 October 2015