

**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, 5 November 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 15 October 2015.

1 - 10

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.15/0946 – 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, Windsor Street, Trecynon, Aberdare

11 – 21

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 14/1584 - Outline consent for the demolition of the existing residential and commercial units and the construction of three dwellings (Amended Ownership Certificate - 21/05/15), Y Noddfa, Cowbridge Road, Talygarn, Pontyclun. **25 – 38**
2. Application No. 15/0355 - Convert existing residential property into 2 no. maisonette/apartments. Each property to have own entry and be independent, Old Parish Offices, George Street, Llantrisant, Pontyclun **38 – 45**
3. Application No. 15/0377 - Variation of Condition 2 of Planning Approval 12/0987/10 to allow the premises to operate as a take-away in addition to the existing provision, Unit 1 Pantry, The Precinct, Main Road, Church Village, Pontypridd. **45 – 51**
4. Application No. 15/0705 - Demolition of existing bungalow and detached garage and construction of new student accommodation comprising 51 bedrooms with en-suite bathrooms and kitchen/dining facilities and associated work (amended plans submitted 22 September 2015 showing re-siting of building, amended parking and access arrangements, and inclusion of concierge service), Park Pride, Brook Street, Treforest, Pontypridd. **51 – 64**
5. Application No. 15/0711 - Proposed demolition of former gymnasium block and erection of 18 Class C3 units, change of use of former woodworking block to provide 3 Class C3 units, car parking, landscape and associated works (Amended plans/documents received 23/09/15), Former Coed Y Lan **64 – 81**

- School, Tyfica/Lanpark Road, Pontypridd.
6. Application No. 15/0740 - Proposed change of use from Local Authority Offices to student accommodation, Office, Llwyn Castan, Library Road, Pontypridd. **81 – 90**
 7. Application No. 15/0751 - Proposed demolition of former gymnasium block and erection of 18 Class C3 units, change of use of former woodworking block to provide 3 Class C3 units, car parking, landscape and associated works (Listed Building Application) (Amended plans/documents received 23/09/15), Former Coed Y Lan School, Tyfica/Lanpark Road, Pontypridd. **91 – 100**
 8. Application No. 15/0976 - Reserved Matters Application in respect of details of appearance, landscaping, layout and scale, South Wales Fire and Rescue, Lanelay Lane, Talbot Green, Pontyclun. **100 - 113**
 9. Application No. 15/1208 - Construction of 2 No. retail units (Class A3) with modifications to the car parking layout, Riverside Retail Park, Ffordd Tirwaun, Cwmbach, Aberdare. **113 – 122**

7. APPLICATIONS RECOMMENDED FOR REFUSAL

1. Application No:14/0913 Erection of a single wind turbine and associated infrastructure at On Land 440m To The West Of Rhiwfelin Fach Farm, North Of The Royal Mint, Llantrisant, Pontyclun, Gr 303656, 185383. **127 – 146**
2. Application No: 15/1049 Retention of balcony, pagoda and decking, glass canopy over doors as indicated on submitted plans (resubmission of 15/0604/10) at Ffynon Y Gog Farm, Cefnpennar Road, Cefnpennar, Mountain Ash. **146 – 153**

DEFERRED APPLICATIONS

8. Application No.15/0581 – Outline Planning for 1 no. Detached Bungalow and 16 no. semi detached bungalows (8 no. pairs), off Road parking and associated Access Works at the Former Cwmbach Infants School, Bridge Road, Cwmbach, Aberdare **155 – 170**
9. Application No.15/0692/10 – Raising of roof to provide first floor accommodation and 2 no. single storey extensions to the side and front of the bungalows – 9 Tanybryn, Penrhiwceiber, Mountain Ash **171 – 182**
10. Application No. 15/0814 – Change of Use to a mixed use of residential and child minding facility for up to 12 children up to the age of 8 – 2 Llewellyn Terrace, Ynysybwl, Pontypridd **183 – 196**
11. Application No.15/0453 – Widening of existing vehicular/pedestrian access including alterations to existing boundary wall with addition of pedestrian gate, additional parking within the site with associated works – Chapel House, Llantrisant Road, Groes-faen, Pontyclun **197 – 209**

OBSERVATIONS REQUESTED BY AN ADJACENT PLANNING AUTHORITY

12. Application No.14/1310/03 – The Development of up to 630 residential dwellings (Use Class C3 including affordable homes), Primary School (Use Class D1), Visitor Centre/Community Centre (Use Class D1), Open Space (including Children’s Play Spaces), Landscaping, Sustainable Urban Drainage, Vehicular Accesses and Related Infrastructure and Infrastructure and Engineering Works – Land North and South of Llantrisant Road, North West Cardiff **211 – 218**

ENFORCEMENT OF PLANNING CONTROL

13. Application No.10/0292/10 as amended by 13/0466/10 – Tower Surface Coal Mine Site, Rhigos Road, Hirwaun, Aberdare **219 – 231**

REPORT FOR INFORMATION

14. To receive the report of the Service Director, Planning in relation to Delegated Decisions (Approvals and Refusals with reasons) for the period 2 October – 21 October 2015. **233 – 244**

15. **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.

29 October 2015