

**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, 19 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. 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

4. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 15/0829 - Erection of detached two storey three bedroom dwelling including new driveway, hard standings, drainage works and boundary walls (Amended plans received 06/10/15, alteration to parking, circulation and design of dwelling), land at Awelon, Heol-Y-Parc, Efail Isaf, Pontypridd. **3 - 14**
2. Application No. 15/0971 - Conversion of Existing Two Storey Retail Premises (A1) to Retail Premises (A1) and 4 Flats including New Shop Front & External Alterations (Amended plans received 03/09/15), 4 Dunraven Street, Tonypandy **14 – 23**
3. Application No. 15/0988 - Erection of a 4 bed dwelling and double garage, Former Legion Site, Adjacent To 40 Eleanor Street, Tonypandy. **23 – 33**
4. Application No. 15/1225 - First floor rear extension, 33 Gwawr Street, Aberaman, Aberdare. **33 – 38**

5. APPLICATION RECOMMENDED FOR REFUSAL

1. Application No.15/0902 - Demolition of former barns / workshops to form site for the erection of two detached dwellings using the existing access with small modifications to entrance, Cwm Hyfryd, Hill Street, Hendreforgan, Gilfach Goch, Porth. **43 – 51**

DEFERRED APPLICATIONS

6. Application No.13/0633 – 7 no. two bedroom self contained apartments together with external works – Former Police Station between 9 & 13 Cardiff Road, Taffs Well **53 – 68**
7. Application No.15/1049 – Retention of balcony, pagoda and decking, glass canopy over doors as indicated on submitted plans (resubmission of 15/0604/10) – Ffynnon-y-Gog Farm, Cefnpennar, Mountain Ash **69 - 78**

REPORT FOR INFORMATION

8. 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 October – 6 November 2015

79 – 92

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.

12 November 2015