

**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, 17th March 2016** at **4.00 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 18th February 2016

Page No's

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REPORTS OF THE SERVICE DIRECTOR, PLANNING

4. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No: **15/1514** - Change of use of ground floor from D1 non-residential institution (training centre) to an A3 pizza takeaway, Offices, 4 High Street, Aberdare **9 – 16**
2. Application No: **15/1597** - First floor extension over existing kitchen, 16 Meadow Street, Treforest, Pontypridd **16 – 20**
3. Application No: **15/1621** - Development of 14 no. residential dwellings (flats) and associated works, Appletree Avenue, Dinas, Tonypandy **21 – 32**
4. Application No: **15/1625** - Display of advertisement in conjunction with use of the building as marketing suite associated with residential development of land at The Green, Plot 10, Land adjacent to The Meadows, Gwern Heulog, Tonyrefail **32 – 37**
5. Application No: **15/1631** - Construction of building to be used as a marketing suite for a period of up to 3 years in conjunction with associated residential development of land at The Greens, Plot 10, Land adjacent to The Meadows, Gwern Heulog, Tonyrefail **37 – 42**
6. Application No: **15/1636** - Demolition of existing school buildings and the erection of 25 residential dwellings with associated landscaping, car parking and associated works (amended plans received 26/01/16), Williamstown Primary School, Arthur Street, Williamstown, Tonypandy **42 – 55**

5. DEFERRED APPLICATION

Application No.**15/1441** – Change of Use from Sandwich Shop (A1) to Takeaway Restaurant (A3) – 32 Oxford Street, Mountain Ash

57 – 67

6. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to Delegated Decisions Approvals and Refusals with reasons, an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 22 February – 4 March 2016.

69 – 78

7. 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 March 2016