

**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<sup>th</sup> May 2016** 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 27<sup>th</sup> April 2016.

**Page No's**

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

#### **4. APPLICATIONS RECOMMENDED FOR APPROVAL**

- |    |  |                |
|----|--|----------------|
| 1. | Application No: 15/0112 - Outline consent for the demolition of two storey building known as Rhondda Bowl and the re-development of the site for residential development (Amended plans and additional details received 30th September and 7th October 2015), Rhondda Bowl Skittle Alley, Waunrhydd Road, Tonyrefail, Porth.   | <b>9 – 22</b>  |
| 2. | Application No: 15/1541 - Construction of 4 dwellings, associated access and landscaping.(Amended application - red line boundary, amendments to plot 1 and additional section provided, received 28/01/16), Craig View, Maelgwyn Terrace, Gadlys, Aberdare.   | <b>23 – 34</b> |
| 3. | Application No: 15/1619 - Retrospective planning permission for the formation of a porous surfaced hardstanding for two cars, 40 Parc Gellifaelog, Tonypandy.  | <b>35 – 42</b> |
| 4. | Application No: 16/0082 - Construction of new science teaching block, refurbishment and re-cladding of existing teaching buildings, demolition of bridge link, removal of temporary classroom and associated external works. (Amended front boundary treatment, building elevations and inclusion of roof panels received 24/3/16), Treorchy Comprehensive School, Station Road, Treorchy. | <b>42 – 67</b> |
| 5. | Application No: 16/0084 - Proposed construction of 9 no. residential dwellings, land adjacent to No 10 Garwellt, Penywaun, Aberdare.   | <b>67 – 75</b> |
| 6. | Application No: 16/0241 - Domestic garage and vehicular cross-over, 81 Dinam Park, Ton Pentre, Pentre.   | <b>76 – 82</b> |
| 7. | Application No: 16/0318 - Proposed side extension and provision of rooms in roof area. Internal alterations. (revised plans received 20/4/16, with set back of new side elevation by a further 0.5m), 9 Moorland Heights, Pontypridd.  | <b>83 – 88</b> |

#### **5. APPLICATION RECOMMENDED FOR REFUSAL**

- |    |  |                 |
|----|--|-----------------|
| 1. | Application No: 16/0194 - Outline application for the development of the site for up to 85 dwellings, Land South of Llantrisant Road, Groes-Faen, Pontyclun. | <b>93 – 111</b> |
|----|--|-----------------|

**OBSERVATIONS REQUESTED FROM ADJACENT PLANNING AUTHORITY**

**6. APPLICATIONS NO: 14/1337/03, 14/1698/03 & 16/0136/03**

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**14/1337/03:** The development of up to 290 residential dwellings (C3), open space (including children's play space), landscaping, sustainable urban drainage, vehicular access, pedestrian and cycle access and related infrastructure and engineering works - LAND SOUTH OF PENTREBANE ROAD, NORTH WEST CARDIFF

**14/1698/03:** Outline planning application with all matters reserved apart from strategic access junctions for residential-led mixed use development, to be developed in phases, including preparatory works as necessary including demolition and re-grading of site levels; up to 5,970 residential units (use Class C3, including affordable homes); 3 no. local centres providing residential units, convenience shops and facilities/services (including up to 7,900 sq m in use classes A1 - A3) and 1no. district centre providing residential units, up to 12,000 sq m in use classes A1 - A3 including a food store (up to 5,000 sq m gross) with associated parking, up to 15,500 sq m of use class B1(a), B1(b) and B1(c) and up to 2,865 sq m of community and healthcare facilities (use classes D1 and D2); provision for 3no. Primary Schools and 1no. Secondary School; open space including allotments; parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches; associated infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths/ cycleways, a reserved strategic transport corridor; up to 1 no. Electricity primary-substation and landscaping works including suds) - NORTH WEST CARDIFF

**16/0136/03:** Outline planning application (all matters reserved apart from strategic vehicular, cycle and pedestrian access into the site) for the demolition of existing buildings and residential development of up to 300 dwellings on site to include open space (including children's play space), landscaping. Sustainable urban drainage, vehicular access, pedestrian and cycle accesses and related infrastructure and engineering works - GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS

**7. APPLICATION NO: 14/0814/03 - Comprehensive development of land to create a new community containing: a range of new homes, including houses, apartments and some sheltered accommodation for the elderly (Use Classes C2 and C3); a park and ride facility and transport interchange or hub community facilities including a new primary school and community centre (Use Class D1); a local centre including shops (Use Class A1), financial and professional (Use Class A2), food and drink (Use Class A3) and a clinic or surgery (Use Class D1); New offices, workshops, factories and warehouses (Use Class B1, B2, B8); A network of open spaces including parkland, footpaths, sports pitches and areas for informal recreation, new roads, parking areas, accesses and paths, other ancillary uses and activities and requiring: site preparation, the installation or**

**125 – 134**

improvements of service and infrastructure; the creation of drainage channels; improvements/works to the highway network and other ancillary works and activities - LAND TO THE NORTH OF M4, JUNCTION 33, CREIGIAU

## **8. REPORT FOR INFORMATION**

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 4<sup>th</sup> April – 29<sup>th</sup> April 2016.

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## **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 May 2016**