

**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, 7th July 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 MAY 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. WELLBEING OF FUTURE GENERATIONS (WALES) ACT 2015

To note that the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

4. MINUTES

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 23rd June 2016.

Page No's

1 – 5

REPORTS OF THE SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

- | | | |
|----|---|------------------|
| 1. | Application No.- 15/1295 - Proposed residential development and associated highway access, provision of an on site school, and ancillary uses and works on land at Ystrad Barwig Isaf (Amended details and plans received 15th March 2016), Ystrad Barwig Isaf, Crown Hill, Llantwit Fardre, Pontypridd. | 9 – 46 |
| 2. | Application No.- 15/1590 - Construction of two residential dwellings and associated works (Amended plans and details received 12th May 2016 and 16th May 2016), land at 52-56 Rickards Street, Pontypridd. | 46 – 55 |
| 3. | Application No. 16/0124 - Erection of a single wind turbine and associated infrastructure (revised plans received 31/5/16, including revised site boundary to accommodate an electricity connection to the Royal Mint, decrease in height of the turbine to 100 metres maximum blade tip height and change in colours to a green tower and yellow blades to represent a daffodil) (Amended plans/information received 31/05/16), on land 440 metres to the west of Rhiwfelin Fach Farm, North Of The Royal Mint, Llantrisant, Pontyclun, Gr 303656, 185383. | 56 – 73 |
| 4. | Application No. 16/0299 - Provision of a new 3-16 middle school at Porth County Community School site, including provision of a new primary building and associated landscaping and external works. To include demolition and alterations to existing school, Porth County Community School, Cemetery Road, Porth. | 73 – 105 |
| 5. | Application No. 16/0304 - Provision of a new 3-16 middle school at Tonypany Community School site, including provision of a new build primary school and associated landscaping/external work. To include | 105 – 135 |

- demolitions and alterations to existing secondary school, Tonypandy Comprehensive School, Llewellyn Street, Penygraig, Tonypandy.
6. Application No. 16/0537 - Proposed garden room, Ty Gwyn, Gwaunmiskin Road, Beddau, Pontypridd. **135 – 140**

6. APPLICATION RECOMMENDED FOR REFUSAL

1. Application No:15/1239 - Change of use from agricultural to agricultural and equestrian. Construction of an access track and ménage. (Amended red line boundary received 04/05/16), land at Coed Gwaenydd Bach, Cwmbach, Aberdare. **145 – 157**

7. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to Delegated Decisions (Approvals and Refusals) for the period 13th June – 24th June 2016. **159 – 169**

8. 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.

30th June 2016

This page intentionally blank