

**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, 15<sup>th</sup> September 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 18<sup>th</sup> August 2016.

**Page No's**

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

## **5. APPLICATIONS RECOMMENDED FOR APPROVAL**

- |    |                                                                                                                                                                                                                                                                                                                                                                       |                |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1. | Application No:16/0269 - Conversion of single residential unit to 2 no. two bedroomed flats and 4 no. one bedroomed flats including dormer window and external alterations. Provision of 6 no. parking bays (Amended plans received 6th June 2016), Valley View Manor, Graig Avenue, Graig, Pontypridd.                                                               | <b>9 – 17</b>  |
| 2. | Application No:16/0402 - Proposed change of use from public convenience to shop with associated external alterations. Proposed opening hours to be:- 08:00 to 18:00 Monday - Saturday and 09:00 to 18:00 Sundays. (Amended description received 13th June 2016) (Amended description received 4th July 2016), Former Ladies WC, Hendrecafn Road, Penygraig, Tonypany. | <b>17 – 24</b> |
| 3. | Application No:16/0419 - Refurbishment of public house for provision of two additional flats (re-submission), Royal Oak Inn, Morgan Row, Cwmbach, Aberdare.                                                                                                                                                                                                           | <b>24 – 34</b> |
| 4. | Application No:16/0657 - Proposed construction of an Access for All footbridge incorporating lifts. Removal of the existing stepped footbridge, Taffs Well Railway Station, Cardiff Road, Taffs Well, Cardiff                                                                                                                                                         | <b>34 – 40</b> |
| 5. | Application No: 16/0737 - The retention of the ground floor retail unit, and the conversion of the 2 upper floors of the building to form 6 no. units of residential accommodation (C3) and associated works at 54-55 Taff Street. (Amended location 21/07/16), Formerly Phase, 54-55 Taff Street, Pontypridd.                                                        | <b>40 – 49</b> |
| 6. | Application No: 16/0778 - Development of an unheated indoor 3G sports pitch with a two storey front of house wrapping around accommodating clean changing rooms for the pitch, muddy changing rooms for the external                                                                                                                                                  | <b>49 – 68</b> |

pitches, treatment rooms, a strength and conditioning room, staff offices, 3 large classrooms, teaching/observation seating as well as the necessary ancillary spaces. An existing changing room pavilion will be demolished and in its place extra car parking spaces will be provided made to match existing and a larger pedestrian route. A new car park will be proposed at the lower site facilitating coach/mini bus drop off, additional parking, vehicular road access to the proposed new academic building and a safe pedestrian route to connect the lower car park to the Sports Centre which will act as the main reception, University Of South Wales Sports Park, Main Avenue, Treforest Industrial Estate, Pontypridd.

### **DEFERRED ITEM**

6. Application No. 16/0625 – Variation of Condition 2 of previously approved planning application 14/1459/10 – To retain external staircase to rear of property and front access as constructed – 61 Monk Street, Aberdare. **71 – 78**

### **7. 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), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 8 August – 2 September 2016. **79 – 97**

### **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.

**8<sup>th</sup> September 2016**

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