

**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) 424102 - Marc Jones

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 20th October 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.

REPORTS OF THE SERVICE DIRECTOR, PLANNING

| <u>4. APPLICATIONS RECOMMENDED FOR APPROVAL</u> | Page No's |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1. Application No: 16/0335 - Demolition of former public house and construction of 18 affordable apartments (Amended plans and information received 22/08/2016), Hand and Squirrel Public House, 19 Ely Valley Road, Talbot Green, Pontyclun. | 3 - 26 |
| 2. Application No: 16/0632 - Construction of supported living facility comprising 6 no. apartments and associated support staff accommodation (Amended site location plan and elevation provided 13/07/16 and 27/07/16), land adj. to Rosswood, John Street, Hirwaun, Aberdare. | 26 - 35 |
| 3. Application No: 16/0831 - Refurbishment and conversion of the Boot Hotel, Aberdare, including change of use of the upper floors to residential use to provide 12 units, and creation of a single ground floor retail unit, and associated internal and external alterations (including part demolition on rear elevation/out buildings).(Listed Building Consent), Boot Hotel, Victoria Square, Aberdare. | 36 - 41 |
| 4. Application No: 16/0848 - Class B1 (Office) led mixed use development, also including floorspace for class A3 (Food and Drink), D1 (Non-Residential uses) and D2 (Leisure/Assembly) uses of up to 12,675sq.m. to be accommodated within 3 new buildings, above a basement car park and servicing area (Outline Application), former Taff Vale Shopping Centre, Taff Street, Pontypridd. | 41 - 82 |
| 5. Application No: 16/0878 - Change of use of the upper floors to residential use to provide 12 units, and a single ground floor retail unit with associated internal and external alterations, Boot Hotel, Victoria Square, Aberdare. | 83 - 90 |

6. Application No: 16/0910 - Proposed change of use of former bar / restaurant / nightclub to 6 no. self contained apartments, Apollo Building, Aber-Rhondda Road, Porth. **91 - 99**
7. Application No: 16/1019 - Variation of Condition 1 of application 15/0667/10 - to extend the temporary period (maximum 1 year as at 23rd October 2015) for an additional 12 months with effect from 23rd October 2016, Cynon Vale Medical Practice, Cardiff Road, Mountain Ash. **99 - 104**

5. APPLICATION RECOMMENDED FOR REFUSAL

1. Application No: 16/0725 - Development of up to 80 residential homes including affordable homes, landscaping, public open space, new vehicle access and associated works, Garth Isaf Farm, Road to Garth Isaf Farm, Llanharan, Pontyclun. **113 - 136**

6. 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 for the period 26 September 2016 – 7 October 2016, Overview of Enforcement Cases and Enforcement Delegated Decisions. **137 - 152**

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.

13th October 2016

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