

**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) 424081 – Claire Hendy

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 3rd November 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 6th October 2016.

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5. REQUEST FOR SITE INSPECTION IN RELATION TO APPLICTION LISTED ON THE AGENDA

To consider the request for a site visit in respect of Application No: 15/0666/10: Western extension to existing quarry to include the phased extraction of an additional 10million tones of pennant sandstone, construction of screening bunds, associated works and operations and consolidation of all previous mineral planning permissions at Craig Yr Hesg Quarry, including an extension of the end date for quarrying and an overall restoration scheme (additional information submitted “ Wellbeing and Environmental Health Issues” report)

7 – 10

6. SITE MEETING

Application No: 16/0603/10 – The proposed development is a gas fuelled power plant which may include an element of energy storage to be located on land within the Hirwaun Industrial Estate - Unit O , Hirwaun House Walters Group, Hirwaun Industrial Estate, Hirwaun , Aberdare Cf44 9UL

11 – 24

7. REPORTS OF SERVICE DIRECTOR PLANNING

APPLICTIONS RECOMMENDED FOR APPROVAL

1. Application No. 16/0205 - Propose a new detached two storey, three bedroom house with single garage and required parking etc., to be built next door and on the plot of no. 16 Willow Close, 16 Willow Close,

27 – 39

Beddau, Pontypridd.

2. Application No. 16/0319 - Outline application for rural enterprise dwelling with all matters reserved. (Amended site boundary received 12/09/16), land at Rhiwgarn Fach Farm, Tonyrefail. **39 – 53**
3. Application No. 16/0496 - Demolition of existing double garage and construction of new double garage in its place (Amended plans received 25/08/16), 2 Woodside Bungalows, John Street, Mountain Ash. **53 – 60**
4. Application No. 16/0775 - New 3G Pitch plus additional car parking to the rear of the leisure centre, Waunrhydd Road, Tonyrefail, Porth. **60 - 75**
5. Application No. 16/0877 - Proposed change of use from A1 to A3 hot food take away and installation of an extract ventilation flue to rear, Williams, 57 Tylacelyn Road, Penygraig, Tonypandy **75 - 84**

DEFERRED APPLICATIONS

8. Application No: 16/0419- Refurbishment of Public House for Provision of Two Additional Flats (Re- Submission), Royal Oak Inn, Morgan Row, Cwmbach, Aberdare. **85 – 98**
9. Application No: 16/0853/10 Conversion of Former Licensed Premises into 9 Flats Re-Submission of 15/1288/10 , 50 Ystrad Road , Pentre **99 – 120**

10. 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 10/10/2016 and 21/10/2016. **121 - 133**

10. 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.

27th October 2016