

**RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL**

COMMITTEE SUMMONS

**Mr. C.B. Jones
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, 5th January 2017** 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

3.

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

Page No's

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on;

- 17th November 2016.
- 1st December 2016

1 - 6

7 - 12

5. SITE MEETING

Application No. 16/0736 – Outline application (with all matters reserved) for 15 houses including access (Amended details and indicative plans received), land adjacent Pantygraigwen Road, Pontypridd.

13 – 27

REPORTS OF SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 16/0743 - Three detached houses with garages and access, land between 25 - 36 Jestyn Street, Porth. **31 - 43**
2. Application No. 16/0793 - Demolition of the existing buildings, and the construction of 10 no. affordable units and ancillary work, former St Luke's Church, St Luke's Road, Porth. **43 - 57**
3. Application No. 16/0795 - Construction of affordable residential development for Newydd Housing Association, comprising 28 x 1-bedroom apartments, 2 x 2-bedroom mobility bungalows, 12 x 2-bedroom terraced houses and 2 x 4-bedroom semi-detached houses, with associated amenity areas and car parking, served by a new adopted access road. (Revised plans and additional reports received 17/11/16), Gene Metals, Kingsland Terrace, Treforest, Pontypridd. **57 - 77**
4. Application No. 16/0819 - Proposed residential development of 26 flats, car parking, landscaping and access. (Amended plans received 12/10/16), Southgate Garage, Cross Inn Road, Llantrisant, Pontyclun. **77 - 91**
5. Application No. 16/0844 - New B1, B2 and B8 Industrial Unit, Llantrisant Business Park, Llantrisant, Pontyclun. **91 - 100**
6. Application No. 16/1036 The erection of 6 dwellings, parking and access **100 - 112**

- road, land adjacent to Cartref Bungalow, Hirwaun Road, Hirwaun, Aberdare.
7. Application No. 16/1212 - Renovation works to beer garden. Works to include new bay windows, bi-fold doors and entrance pergola, The Old Mill Harvester Public House, Felindre Road, Llanharan, Bridgend. **112 - 118**
8. Application No. 16/1231 - Construction of loft conversion including dormer window to rear roof slope and two "Velux" roof lights to the front elevation, 36 Gospel Hall Terrace, Gadlys, Aberdare. **118 - 121**

7. APPLICATIONS RECOMMENDED FOR REFUSAL

Application No. 15/0441 - Erection of Petrol Filling Station, forecourt and canopy, convenience store with Subway and 2 ATMs, 3 jet washes, 2 service bays, underground fuel tanks. Starbucks Drive Thru Coffee Shop, Mother Hubbards Fish and Chip Shop, parking and landscaping. 24 Hours, Land At Heol Coleg, Parc Nantgarw, Nantgarw, Cardiff. **125 - 139**

8. REPORT FOR INFORMATION

To receive the Report of 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 21/11/2016 and 16/12/2016. **141 - 147**

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.

28th December 2016