

**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**

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A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 16th February 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

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 19th January 2017.

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5. SITE MEETING

Application No. 16/1194 – Change of use of existing squash courts to children day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fadre Leisure Centre, Central Park, Church Village, Pontypridd

5 - 20

REPORTS OF SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application NO: 16/0711 – Two detached houses off a private lane drive together with upgrading of Parish Road (Re-submission of 15/1336/13) (Coal Mining Risk Assessment received 09/01/17 (amended site layout and access plans received 30/11/16), land rear of Oakland's Bungalow, Werfa Lane Aber-Nant , Aberdare. **21 -34**
2. Application No: 16/0771 – Proposed residential development with new local convenience store, car parking and access (Revised Plans and Reports Received). Revised Plans (site plans, walk up flats, site sections, letter regarding pedestrian access link and boundary treatment statement received 26/01/2017, former Hirwaun Nursery, Hirwaun Aberdare **34 -50**
3. Application No: 16/0808 – Full consent is sought for the construction of 19 dwellings on the site, together with the infrastructure associated with the development (revised plans received 10/10/16), land adjacent to Rhigos Post Office, Heol Pendarren, Rhigos, Hirwaun **50 – 59**

4. Application No: 16/1125 – Construction of two storey detached dwelling (re-submission of application ref. 16/0074/13), land to rear of Tirfounder Road, Cwmbach, Aberdare **59 – 64**
5. Application No: 16/1240 – 2 No Dwellings, land adjacent to Ginger Bread House Nursery, Maes Hyfryd, Cwmbach, Aberdare **64 - 76**

7 APPLICATIONS RECOMMENDED FOR REFUSAL

1. Application No16/1351 – Lockup Garage to front and double storey extension to rear 18 Howard Street, Clydach, Tonypandy. **77 - 84**

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 for the period of 23/01/17 and 03/02/17 **85 -94**

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.

9th February 2017