

**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) 424102 Mr. M. 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, 16th March 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

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 16th February 2017.

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SITE MEETING

5. 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 **7 - 14**
6. 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 **15 - 34**

REPORTS OF SERVICE DIRECTOR, PLANNING

7. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No: 16/0976 - Construction of 6 no. semi detached and 3 no. detached residential dwellings with associated on plot parking and external works, as a supplementary Planning Application to Terry Nunns original approved Planning Application Ref. 10/0083/10, land adjacent to 41 Bronallt Terrace, Abercwmboi, Aberdare. **37 - 47**
2. Application No: 17/0131 - New bridge structure, approximately 60m in length, connecting the A4059 (New Road) with the B4275 (Miskin Road). The proposed structure spans the River Cynon, Aberdare-Cardiff railway line. To facilitate these works, a section of the B4275, approximately 385m long will be upgraded. There will be associated retaining structures to enable the B4275 improvement, and there will be improvements to the junction of New **47 - 74**

Road and the Cwm Cynon Industrial Estate access road, land at Miskin Road and New Road, Mountain Ash.

3. Application No: 17/0160 - Single storey side extension, 10 Greenwood Drive, Hirwaun, Aberdare. **74 - 79**

DEFERRED APPLICATIONS

8. Application No: 16/1194 – Change of use of existing squash courts to children’s day care nursery (Flying Start) including new enclosed external play area southern side of the centre and external alterations to the building, Llantwit Fardre Leisure Centre, Central Park, Church Village, Pontypridd. **81 - 98**
9. Application No16/1351 – Lockup Garage to front and double storey extension to rear 18 Howard Street, Clydach, Tonypany. **99 – 108**

10. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to Planning & Enforcement Appeal Decisions Received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period the period 02/05/16 – 10/06/16. **109 - 124**

11. 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 March 2017