

**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 C Hendy**

A meeting of the **Planning and Development Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 17<sup>th</sup> August 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 AND ANYONE WISHING TO ADDRESS THE COMMITTEE THROUGH THE MEDIUM OF WELSH SHOULD CONTACT DEMOCRATIC SERVICES ON 01443 424102

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 20<sup>th</sup> July 2017

**Page No's**

**1 – 6**

## **5. APPLICATION RECOMMENDED FOR APPROVAL**

- |     |  |                |
|-----|--|----------------|
| (1) | Application No:15/1501 - To complete and retain alterations - including upgrading safety facilities, accessibility and amenity as well as creating 1 additional living unit, The New York Hotel, York Street, Porth.   | <b>7 - 15</b>  |
| (2) | Application No:15/1629 - Block wall and fence as sound barrier to M4 motorway and filling in of small ponds with inert material. (Amended description, plans and documents received on 13th April 2016), Otters Brook Trout Pools, Ivor Park, Brynsadler, Pontyclun.                                       | <b>15 -24</b>  |
| (3) | Application No:17/0132 - Existing Church Hall with meeting rooms, class rooms and kitchen to be converted into 9 Residential Flats (amended plans and bat survey received 29/03/17. Additional bat survey received 26/06/17), St Margerets Church Hall, Wyndham Crescent, Cardiff Road, Aberaman, Aberdare | <b>24 - 35</b> |
| (4) | Application No:17/0321 - The erection, 25 year operation and subsequent decommissioning of a wind turbine with a maximum overall tip height of   | <b>35 - 65</b> |

121.5m, 20m micro-siting, new and upgraded access tracks, hard standing areas, control building/substation, transformer housing and cabling, land adj. to former Nant-Y-Gwyddon Landfill Site

- (5) Application No:17/0650 - Demolition and rebuild of existing garage (Change of Location Address), land opposite 28/29 The Avenue, Pontygwaith, Ferndale. **65 - 72**

## **6. DEFERRED APPLICATIONS**

APPLICATION NO: 16/1181 - CONVERSION, EXTENSION AND CHANGE OF USE FROM PUBLIC HOUSE (CLASS A3) TO 4 STUDENT FLATS WITH AMENITY / SERVICE AREA TO REAR. THE BRIDGE INN, BRIDGE STREET, TREForest, PONTYPRIDD. **73 - 86**

## **7. REPORT FOR INFORMATION**

To inform Members of the following, for the period 24/07/2017 and 04/08/2017. Planning and Enforcement Appeals Decisions Received. Delegated Decisions Approvals and Refusals with Reasons. Overview of Enforcement Cases and Enforcement Delegated Decisions. **87 - 99**

## **8. 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 Planning and Development Committee:**

The Chair and Vice-Chair of the Development Control Committee:  
(County Borough Councillors S. Rees and G Caple )

County Borough Councillors J.Bonetto, A.Davies - Jones, D. Grehan , L. Hooper G.  
Hughes, P.Jarman, D. Williams, J.Williams and S Powell

**13/07/ 2017**