

**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 **Planning and Development Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 7TH September 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.

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 3rd August 2017

Page No's

1 – 6

5. SITE MEETING

- (1) Application No. 17/0299- Change of use from C3 (Dwelling House) to a C4 (House in Multiple Occupation) – 13 Windsor Rd, Treforest, Pontypridd, CF37 1BX **7 - 16**
- (2) Application No: 17/0405/10 – Change of use of property from category C3 Dwelling house to Category C4 House in multiple occupation (Class C4) – 23 Egypt Street, Treforest, Pontypridd, CF37 1BS **17 - 24**
- (3) Application No: 17/0309/10 – Retrospective Application for Conversion of Dwelling (Class C3) TO House of Multiple Occupation (Class C4) – 88 Broadway, Treforest, Pontypridd, CF37 1BD **25 - 32**

6. REPORTS OF SERVICE DIRECTOR, PLANNING

APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No: 15/1390 - Construct block boundary wall and steps leading to patio and tiered garden (amended plans received 20/07/17), 38 Miskin Road, Trealaw, Tonypandy. **33 - 42**

- 2 Application No: 17/0454 - Modifications to the rear annexe and general refurbishments to facilitate change of use from the existing Public House with 13 Hotel rooms (Use Class A3 + C1) to a mixed use to include a bistro café, restaurant (Use Class A3), retention of the Hotel rooms, bakery (A1) and micro brewery (B2), Cardiff Arms Hotel, Bute Street, Treorchy. **42 - 52**

- 3 Application No: 17/0499 - Conversion/change of use into 2 No 3 bedroom terraced residential dwellings. The Former Royal Oak Public House, Llanwonno Road, Mountain Ash. **52 - 59**

- 4 Application No: 17/0585 - Installation of a telecommunications base station and mast including 2 No 300mm dishes together with associated equipment cabinets and ancillary development thereto (Amended Plans received 2nd August 2017), land at Nant Y Dwrgi, Llanharan. **59 - 68**

- 5 Application No: 17/0706 - Alterations to form a new french window to provide access from the restaurant area onto a new external timber deck providing external dining, Trebanog Arms Public House, Trebanog Road, Trebanog, Porth **68 – 73**

- 6 Application No: 17/0733 - Change of use from MOT centre and car sales to MOT centre and car hire, J W Cars, Cardiff Road, Rhydyfelin, Pontypridd. **73 – 81**

- 7 Application No: 17/0745 - Proposed installation of a telecommunications base station with 17.5m monopole mast, supporting 3No antennas, 2No 300mm dishes together with associated cabinets and ancillary development thereto, land at Ynyshir Road, Porth **81 – 88**

- 8 Application No: 17/0772/ It is proposed to take down an existing flight of streps and platform leading to the lower garden and construct a new decking area with a new set of steps, 180 Tyntyla Rd, Llywnypia, Tonypandy **88 - 92**

- 9 Application No: 17/0784 - Proposed installation of a telecommunications base station with a 22.5M monopole, supporting 3 no antenna, 2 no 300mm dishes together with associated ground based cabinets and ancillary development thereto, land at Abergorki Industrial Estate, Treorchy. **93 - 99**

- 10 Application No: 17/0793 - New build, mixed-use development providing predominately B1 space but with ancillary A3, D1 and D2 uses in the form of three new buildings above a common basement providing car parking and servicing areas, site of former Taff Vale Shopping Centre, Taff Street, Pontypridd. **100 - 148**

7 APPLIATIONS RECOMMENDED FOR REFUSAL

Application No: 17/0495 – Refurbishment of public house including retention of and extension to roof of two storey rear extension (accommodating extension of public house at ground floor level, 3no. in total) . Also retention of retaining /engineering works in rear amenity area (accommodating garden area, access and parking arrangements) Royal Oak Inn, Morgan Row, Cwmbach , Aberdare. **149- 164**

8. DEFERRED APPLICATIONS

(1) Application No: 16/0660 – 33 Dwellings and associated highways and drainage infrastructure, Land to rear of Delwen Terrace, Blaencwm. **165 – 182**

(2) Application No: 12/1282 – Proposed Residential Development and Associated Works, Former Treherbert Hospital, Treherbert. **183 - 200**

9. REPORT FOR INFORMATION

To inform Members of the following, for the period 07/08/2017 and 18/08/2017.Planning and Enforcement Appeals Decisions Received. **201 - 211**
Delegated Decisions Approvals and Refusals with reasons.

URGENT ITEMS

10. 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 C. Willis

31st August 2017