

**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 December 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 2nd November 2017.

Page No's

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REPORTS OF SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

- (1)** Application No: 17/0407 - The refurbishment and retention of the ground floor retail unit (A1), conversion of first floor and erection of 3 additional floors for residential accommodation (C3) (31 one bed flats, 13 two bed flats), retention of basement for car parking, and associated works, Former Marks And Spencer, 100-102 Taff Street, Pontypridd **9 - 25**
- (2)** Application No: 17/0498 - Proposed development of specialist care facility for vulnerable adults between the ages of 18 and 65, Gelli Ceirios Care Home, Fforchaman Road, Cwmaman, Aberdare. **26 - 39**
- (3)** Application No: 17/0525 - Proposed revised restoration scheme following completion of coal extraction pursuant to Condition 8 of planning permission reference 13/0466, incorporating formation of a plateau for future development in accordance with Policy NSA8 of Rhondda Cynon Taf Local Development Plan, at opencast site, Tower Colliery. (Amended site and section plans, drainage details and new photo montages dated October 2017), Tower Colliery Railhead, Rhigos Mountain Road, Rhigos, Hirwaun, Aberdare. **39 - 47**

- (4) Application No: 17/0764 - The installation of a radio base station consisting of a 25m lattice mast supporting 3 no. antennas, 2 no. 300mm dish, 2 no. equipment cabinets and ancillary development thereto, land at Mill Farm, Abercynon Road, Glyncoch, Pontypridd. **47 -53**
- (5) Application No: 17/1058 - Variation of condition 1 of previously approved planning application 12/0468/10 (Conversion of former public house into 9 self contained flats. Granted 30/10/2012) for an extension of time for a further 2 years, Aberaman Hotel Public House, Jubilee Road, Aberaman, Aberdare. **53 - 63**
- (6) Application No: 17/1097 - Proposed Development of Fourteen Dwellings including access and parking, V Griffiths And Son Roofing Ltd, Jones Street, Cilfynydd, Pontypridd. **63 - 78**
- (7) Application No: 17/1179 - Double extension to rear of property, 52 Maesteg Crescent, Tonteg, Pontypridd. **78 - 84**

6 APPLICATIONS RECOMMENDED FOR REFUSAL

- (1) Application No: 17/0984 – The Development proposed is 4No. detached garages and associated works, land at Hurst Grove (North of 1b Forge Place) , Abernant, Aberdare. **85 - 96**

7 DEFERRED APPLICATIONS

- (1) Application No: 17/0650 – Demolition and Rebuild of existing garage land opposite 28/29 The Avenue, Pontygwaith, Ferndale **97 – 108**
- (2) 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, land adjacent to Rhigos Post Office, Heol Pendarren, Rhigos, Hirwaun. **109 -124**
- (3) Application No: 17/0163/10 – Proposed Dwelling, Land Adjacent to Trelawney, Rhyd Y Nant, Pontyclun. **125 – 138**
- (4) Application No: 17/0461 – Development of 22 Residential Dwellings, Landscaping , access arrangements, car parking and associated works (amended plans received 27/06/17), Former Williamstown Primary School , Arthur Street, Williamstown, Tonypandy **139 – 156**
- (5) Application No: 17/0785 – Proposed Detached Two Storey Dwelling including a detached garage and turning area. (Re-Submission) (Amended **157 – 170**

site location plan and supporting information received 16/08/17). Rear of 132 Bute Street, Treherbert, Treorchy.

8. REPORT FOR INFORMATION

To inform Members of the following, for the period 06/11/2017 and 24/11/2017. Planning and Enforcement Appeals Decisions Received. **171 – 186**

Planning and Enforcement Appeals Decisions Received

Delegated Decisions Approvals and Refusals with reasons.

Overview of Enforcement Cases.

Enforcement Delegated Decisions.

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 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, W. Owen G. Hughes, P.Jarman, D. Williams, J.Williams and S. Powell

30th October 2017

