

**RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL**

COMMITTEE SUMMONS

**Mr. C.B. Jones
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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, 1st February 2018 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

Page No's

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 7th December 2017. **1 -12**

5. APPLICATIONS RECOMMENDED FOR APPROVAL

- (1)** Application No: 17/1217 - The refurbishment and retention of the ground floor retail unit (A1), residential conversion of first floor and erection of an additional floor and additional space to the rear of existing building to create 16 affordable and 6 market residential units, retention of basement for car parking, and associated works at Unit 100-102 Taff Street, Pontypridd (Amended description 21st December 2017), Former Marks and Spencer, 100-102 Taff Street, Pontypridd. **13 - 30**
- (2)** Application No: 17/1218 - The remodelling and refurbishment of the interior and exterior of Pontypridd YMCA including an extension to the rear of the site facing Morgan Street, Pontypridd YMCA, Crossbrook Street, Pontypridd.. **30 - 47**
- (3)** Application No: 17/1231 - Demolition of former public house and construction of 9no. affordable apartments, car parking, landscaping and associated works, The Griffin Public House, 48-49 Carne Street, Pentre. **47 - 59**

(4) Application No: 17/1281 - Proposed pair of 3 bedroom semi detached houses, 162 - 163 Tyntyla Road, Llwyn-Y-Pia, Tonypany. **59 - 68**

(5) **(Appendix 1 for Application No17/1218)** **69 -70**

6. APPLICATIONS RECOMMENDED FOR REFUSAL

(1) Application No. 17/1132 – Proposed re-located vehicular access and new realigned wall to front of property onto A473 -, The Bungalow, The Square, Llanharan, Pontyclun **71 - 78**

7. SITE INSPECTION

(1) Application No. 17/1154/10 – Extra Care Housing incorporating 40 New Extra Care apartments, communal facilities, landscaping and parking provision. **79 -96**

(2) 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 **97 - 116**

8. DEFERRED APPLICATIONS

(1) Application No: 17/0650/10 - Demolition and rebuild of existing garage, land opposite 28/29 The Avenue , Pontygwaith, Ferndale. **117 - 126**

9. REPORT FOR INFORMATION

To inform Members of the following, for the period /2017 and /2017.Planning and Enforcement Appeals Decisions Received. **127 - 144**
Planning and Enforcement Appeals Decisions Received
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
Enforcement Delegated Decisions.

10. 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

25th January 2018

