

**RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL**

COMMITTEE SUMMONS

**Mr. P. J. Lucas
Director of Legal and Democratic Services
Rhondda Cynon Taf County Borough Council
The Pavilions
Cambrian Park,
Clydach Vale, CF40 2XX**

Tel: (01443) 424099 – Mrs. Z. Maisey

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 3 October 2013 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 WILL 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 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 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.

Page Nos

3. MINUTES

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 5 September 2013 **1 - 10**

SITE INSPECTIONS

4. Application No. 13/0453 – Replacement Wall and Access Steps (amended description and plans received 23 July 2013) – Brondeg, Vicarage Road, Penygraig, Tonypany **11 – 17**

5. Application No. 13/0665 – Internal alteration and two storey extension at rear of Church. Demolish existing rear extension – New Life Community Hall, Mill Street, Tonyrefail **19 – 27**

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No: 13/0307 – Two detached dwelling houses and upgrading of lane access (Amended plans received 15th July 2013), Land adjoining 4 High Street, Hirwaun, Aberdare. **31 – 41**
2. Application No: 13/0310 - 8 no. flats and associated works (Amended plans received 17th July 2013), York Drive, Llantwit Fardre, Pontypridd. **41 – 52**
3. Application No: 13/0348 - Change of use to part residential and part commercial to allow live in and childmind for 9 children aged 0 - 8 years including 2 additional staff (amended details and description received 23/07/13), 9 Bute Terrace, Hirwaun, Aberdare. **52 – 58**
4. Application No: 13/0446 - One detached dwelling. (Amended plans received 22 July 2013), land at Wind Street, Blaenllechau, Ferndale. **58 – 67**
5. Application No: 13/0650 - Change of use of existing stable building to 2 units of tourist accommodation, including external alterations as part of farm diversification, Stable Building, Coed Cae Mawr Farm, Heol Ddu, Castellau, Llantrisant. **67 – 76**
6. Application No: 13/0689 - Raised timber decking (retrospective), 3 Graig Terrace, Graig, Pontypridd. **76 – 79**

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| 7. | Application No: 13/0734 - Variation of condition 2 and 4 of Planning Permission Ref 09/1242/10 to continue the use of the existing access off the A4061 for a further period to 31 December 2019, (as part of an extension to the surface mine, within Neath Port Talbot CBC) and to allow the retention of the coal haulage road, post cessation of surface mineral workings, for use in association with the agricultural and other management of the land, Selar Surface Mine, Rhigos, Aberdare. | 79 – 89 |
| 8. | Application No: 13/0880 – Construction of an Aerobic Digestion Facility, landscaping and associated infrastructure (revised scheme layout), Amgen Rhondda Ltd, Bryn Pica Landfill and recycling, Merthyr Road, Llwydcoed, Aberdare. | 89 – 119 |

DEFERRED APPLICATIONS

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| 7. | Application No. 12/1253 – Drill an exploratory borehole to test for unconventional gas reserves in the Westphalian and Namurian Strata, Field on land hand side of Pantybrad Road, North of Llantrisant | 121 – 151 |
| 8. | Application No. 13/0487 – Erection of an attached garage to the side/front of the property, 5 Hawthorn Crescent, Rhydyfelin, Pontypridd | 153 – 161 |
| 9. | Application No. 12/1144 – Residential Development (Outline), The Riverside, Elwyn Street, Coedely | 163 – 188 |
| 10. | Application No. 13/0535 – Demolition of existing buildings and construction of 40 no. extra care flats with communal and ancillary facilities and associated works at Former Council Depot, Cowbridge Road, Talbot Green, Pontyclun. | 189 – 201 |
| 11. | Application No. 11/1456 – Residential development (Outline) (Amended Plan and Details received 20/07/12), Land adjacent to Queensway, Nantgarw | 203 – 225 |

12. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to Delegated Decisions Approvals and Refusals with reasons for the period 05/09/2013 and 17/09/2013	227 – 236
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13. 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, i.e. ALL Members of the Council

26 September 2013

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