

**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, 16 January 2014 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.

	<b>Page Nos</b>
<b>3. <u>MINUTES</u></b>	
To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 5 December 2013	<b>1-12</b>
<b>4. <u>SITE INSPECTIONS</u></b>	
(i) Application No. 13/1031 – Raised patio (Retrospective), 16 Bassett Street, Abercynon, Mountain Ash	<b>13-19</b>
(ii) Application No. 13/0547 – Demolition of existing buildings and redevelopment to provide a Lidl food store with associated car parking, access and servicing (revised site boundary received 20/11/2013), Rhondda Cynon Taf CBC, Millfield Depot, Rhondda Road, Pontypridd	<b>21- 40</b>
 <b><u>REPORTS OF THE SERVICE DIRECTOR, PLANNING</u></b>	
<b>5. <u>APPLICATIONS RECOMMENDED FOR APPROVAL</u></b>	<b>41-102</b>
1. Application No. 12/1059 - Change of use from registered club to public house, Treorchy Conservative Club, 144 Bute Street, Treorchy.	<b>43-48</b>
2. Application No. 13/0906 - Construction of detached residential dwellings, Plots 2 & 3, Land At Salisbury Road, Abercynon.	<b>48-56</b>
3. Application No. 13/0930 - Outline planning permission for residential development for 3 no 2 bedroom link houses, Old Salvation Army Hall, Woodland Street, Mountain Ash.	<b>56-65</b>
4. Application No. 13/0990 - Change of Use and conversion of Block A and Block B, and part of Block D, into 17 Self Contained Units comprising internal and external alterations, and associated work. (Amended Site Plan Received 26/11/13), Blocks A And B Coed Y Lan Comprehensive School, Tyfica Road, Graigwen, Pontypridd.	<b>65-79</b>
5. Application No. 13/1077 - Change of use from office to A3 cafe (amended plans received 4th December 2013), The Coach Station, Llantrisant Road, Llantwit Fardre, Pontypridd.	<b>79-86</b>
6. Application No. 13/1107 - Demolition of existing building and construction of 10 no.1 bedroom apartments (Amended Plans Received 4th December 2013), Former Royal Hotel, 61 Brithweunydd Road, Trealaw, Tonypandy.	<b>87-96</b>
7. Application No. 13/1114 - Change of use to A3 (Amended Description 12/12/13), 19a Commercial Street, Aberdare.	<b>97-102</b>
<b>6. <u>APPLICATIONS RECOMMENDED FOR REFUSAL</u></b>	<b>103-121</b>
1. Application No. 13/0719 - Listed Building Consent for full demolition of Former Bingo Hall, Porth, Former Bingo Hall, Hannah Street.	<b>105-113</b>
2. Application No. 13/0988 - Single family detached dwelling, Ty Berw Cottage, Hafod Lane, Pantygraiwen, Pontypridd.	<b>114-121</b>

## **DEFERRED APPLICATIONS**

7. Application No. 13/0674 – Retention of single storey timber garage, out buildings and change of use of land to vintage vehicle hire at rear of Y Noddfa, Cowbridge Road, Talygarn **123-140**

8. Application No. 12/0458 – Construction of a two storey building to form two self contained flats, Land adjacent to 13 Old Park Terrace, Treforest **141-158**

## 9. **REPORT FOR INFORMATION**

To receive the report of the Service Director, Planning in relation to Planning and Enforcement Appeals Decisions Received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases for the period 07/12/13 and 03/01/14 **159-177**

## 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 Development Control Committee, i.e. ALL Members of the Council

**9 January 2014**