

**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 April 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 6 March 2014	<b>1 – 12</b>
<b>4. <u>SITE INSPECTIONS</u></b>	
1. Application No. 13/1267 – Erection of Two Dwellings – Site of Former 7,8 & 9 Cambrian Terrace, Llwynypia	<b>13 – 24</b>
2. Application No. 13/0959 – Proposed Conversion of Public House to 8 no. Flats with off street parking (amended description received 07/02/14 and amended plans received 30/01/14) – The Colliers Arms Public House, Ynyscynon, Trealaw	<b>25 – 38</b>
3. Application No. 13/1004 – Proposed Residential Development, New Local Centre, Car Parking and Access – Bryncae Industrial Estate, Bridgend Road, Llanharan	<b>39 – 62</b>
4. Application No. 13/0890 – New Mobile Home – Land North of Gellifendigaid Transmitter, Coed Y Cwm	<b>63 – 73</b>
<b><u>REPORTS OF THE SERVICE DIRECTOR, PLANNING</u></b>	
<b>5. <u>APPLICATIONS RECOMMENDED FOR APPROVAL</u></b>	
1. Application No. 13/1083 - Creation of an activity ranch comprising the erection of a high-ropes course, Segway training area and associated routes, zip-wire, pony/horse paddock with stable, ménage, children’s play area and associated storage structures and shelters as well as internal and external alterations to the former clubhouse to allow its use as an ancillary cafe and minor resurfacing of paths and parking areas, Castle Heights Golf Course, Heol Pen-Y-Bryn, Blaengwynlais, Caerphilly.	<b>77 – 87</b>
2. Application No. 13/1203 - Extension of perimeter timber fence around property (amended plan received 23/01/2014) (amended plans and information received 26/02/14), Coed Ely Chinese Takeaway, Penygarreg Road, Tonyrefail, Porth.	<b>88 – 93</b>
3. Application No. 14/0090 - Ground floor extension to front and rear and first floor extension over lounge area (resubmission), 19 Nant-Y-Coed, Thomastown, Tonyrefail, Porth.	<b>93 – 98</b>
4. Application No. 14/0118 - Small front extension and single storey extension to rear for hydrotherapy room, 1 Nant Y Coed, Pantygraigwen, Pontypridd.	<b>98 – 103</b>
5. Application No. 14/0141 - Detached 4 bedroom house in place of the existing bungalow, 28 St Illtyds Road, Church Village, Pontypridd.	<b>103 – 112</b>

6. Application No. 14/0205 - Hip to gable end roof conversion & extension with installation of roof windows (Re-submission), 6 Acorn Close, Miskin, Pontyclun. **112 - 117**

**OBSERVATIONS REQUESTED BY ADJACENT PLANNING AUTHORITY**

**119 – 124**

6. Application No.13/1130 - Cardiff City Council – Proposal: Creation of an Activity Ranch Comprising the Erection of a High-Ropes Course, Segway Training Area and associated routes, Zip-Wire, Pony/Horse Paddock with stable, ménage, children's play area and associated storage structure and shelters as well as internal and external alterations to the former Clubhouse to allow use as an ancillary cafe and minor resurfacing of paths and parking areas – Location: Castle Heights Golf Course, Rhiwbina Hill, Tongwynlais, Caerphilly

7. **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 06/03/2014 - 21/03/2014.

**125 – 136**

8. **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

**27 March 2014**

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