

**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) 424081 – J. L. Nicholls

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 17 July 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 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.

Page No's

3. REQUESTS FOR SITE INSPECTIONS IN RELATION TO APPLICATIONS LISTED ON THE AGENDA

To consider any requests from Committee Members to convene site inspections in relation to applications listed on the agenda.

REPORTS OF THE SERVICE DIRECTOR, PLANNING

4. APPLICATIONS RECOMMENDED FOR APPROVAL 1-47

1. Application No: 13/0920 - Demolish existing lean-to and construct single storey mono-pitch extension to front elevation and canopy roof over front entrance. Retention of increased rear boundary wall (Amended plans received 06/06/14), 119 Buarth-Y-Capel, Ynysybwl, Pontypridd. **2-7**
2. Application No: 14/0349 - Residential Development of 14 Dwellings (Outline), St John's Churchyard, Llantrisant Road, Tonyrefail. **7-22**
3. Application No: 14/0443 - Erection of proposed convenience store and new Post Office facility with associated car parking, retaining wall, fence, landscaping, cycle parking, access and other associated works (Amended plans and information received 03/06/14 and 05/06/14 - Proposed hours of operation amended to 7:00am to 11:00pm seven days per week), land at School Street, Maerdy Road, Maerdy, Ferndale. **22-35**
4. Application No:14/0633 - Change of use of ground and lower floors to premises serving cold food and alcoholic and non alcoholic drinks (permanent permission to operate existing wine bar), Old Council Offices, Llantrisant Road, Llantwit Fardre, Pontypridd. **35-43**
5. Application No: 14/0754 - Part conversion of integral garage to form utility room, 11 Sovereign Gardens, Miskin, Pontyclun. **43-46**

5. DEFERRED APPLICATION

Application No. 13/1251 – Conversion of building of E2 of Coed-Y-Lan Comprehensive School to a domestic dwelling – Building E2, Coed-Y-Lan Comprehensive School, Tyfica Road, Pontypridd **49-63**

6. REPORT FOR INFORMATION 65-87

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 and Enforcement Delegated Decisions for the period 23/06/14 and 03/07/14.

7. 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:

The Chair and Vice-Chair of the Development Control Committee:
County Borough Councillors R.B.McDonald and W.D.Weeks respectively)

County Borough Councillors L.M.Adams, J.Bonetto, (Mrs) L.De Vet, M.Griffiths, P.Jarman, R.Lewis, C.J.Middle, S.Rees, (Mrs) A.Roberts, G.Smith, G.Stacey, (Mrs) M.Tegg, G.Thomas, (Mrs) J.S.Ward, P.Wasley and E.Webster.

10 July 2014