

**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.D.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, 6 November 2014** at **5.00 p.m.**

(Please Note: This meeting is to be Webcast live and can be viewed by using the following link: http://www.rctcbc.public-i.tv/core/portal/webcast_interactive/153190 - this facility has been funded by the Welsh Government)

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.

3. MINUTES

Page No's

To approve as accurate records, the minutes of the meetings of the Development Control Committee held on:

- | | |
|----------------------|---------------|
| (i) 2 October 2014 | 1 – 5 |
| (ii) 16 October 2014 | 7 – 11 |

4. 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 DIRECTOR, LEGAL & DEMOCRATIC SERVICES

5. SITE INSPECTIONS

- | | |
|---|----------------|
| (i) Application No.14/0918 – Detached House and Garage (Amended Plans received 14/08/14 and 28/08/14 that include the resiting of garage building) – Site of former 7-9 Cambrian Terrace, Llwynypia | 13 – 29 |
| (ii) Application No.14/0620 – Redevelopment of the site to provide 70 Dwellings with ancillary car parking, open space, access arrangements and landscaping – Land off Cardiff Road, Rhydyfelin, Pontypridd | 31 – 53 |

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

- | | |
|---|----------------|
| 1. Application No. 14/0289 - Residential development of four new dwellings, land off Park Place, Cilfynydd, Pontypridd. | 57 – 68 |
| 2. Application No. 14/0970 - Retrospective permission for the installation of new external air condensing units at the rear of the premises, the installation of an ATM to the front elevation, and the installation of a new side door access, 25-28 Lewis Street, Aberaman, Aberdare. | 68 – 73 |
| 3. Application No. 14/1145 - Retrospective consent for domestic garage, land opposite 16-17 Arfryn Terrace, Tylorstown. | 73 – 77 |
| 4. Application No. 14/1189 - Installation of supply air and extract grilles and flues to rear elevation of unit and installation of condenser units to rear | 77 – 83 |

elevation wall, Chiquito Units 11b/C Talbot Green Retail Park, Talbot Green, Pontyclun.

7. APPLICATIONS RECOMMENDED FOR REFUSAL

- | | | |
|----|--|----------------|
| 1. | Application No. 14/1108 - Erection of two dwellings, land at Sunny Bank Clydach Vale, Tonypany | 87 – 93 |
| 2. | Application No. 14/1152 - Change of use from ground floor retail unit to children's day care facility, 18 Main Road, Tonteg, Pontypridd. | 93 – 99 |

8. 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 6 - 24 October 2014. **101 – 113**

9. 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 G.Stacey 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.Powderhill, S.Rees, (Mrs) A.Roberts, G.Smith, (Mrs) M.Tegg, G.Thomas, (Mrs) J.S.Ward, P.Wasley and E.Webster.

30 October 2014

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