

**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, 5th February 2015** 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.

3. MINUTES

To approve as accurate record, the minutes of the meeting of the Development Control Committee held on 15th January, 2015

Page No's

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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.

5. SITE INSPECTION

Enforcement of Planning Control – Application No.13/00297 – 2 Orchard Drive, Robertstown, Aberdare

5 – 11

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 14/1430 - High head micro-hydro scheme with associated buildings and works, Hydro Intake Located on The Cwm Ogwr Fach, north of the B4564 Public Highway. **15 – 32**
2. Application No. 14/1655 - Residential development, new local centre, car parking and access (resubmission), Bryncae Industrial Estate, Bridgend Road, Llanharan. **32 – 52**

7. APPLICATION RECOMMENDED FOR REFUSAL

1. Application No. 13/1084 - Mixed-use development comprising employment (B1 & B2), nursery (D1), care home (C2), and residential (C3), Former Chubb Fire Security Ltd Site, Maerdy Industrial Estate, Ferndale, Maerdy. **57 – 69**

DEFERRED APPLICATION

8. Application No.14/0620 – Proposed Residential Development of 70 no. Dwellings and associated work – Land off Cardiff Road, Hawthorn, Pontypridd **71 – 101**

OBSERVATIONS REQUESTED BY ADJACENT AUTHORITIES

9. Application No. 14/1472/03 - Installation of 6 wind turbines with a maximum tip height of 145m to generate up to 18 MW, together with ancillary development including substation and control building, on site underground electrical cables, access tracks, meteorological mast, crane hard standings, temporary construction compound, PALISADE fencing on site pond and site **103-107**

access – Land to the East of Melin Court, Resolven, Neath Port Talbot

10. Application No.14/1506 – High Mead Micro-Hydro Scheme with associated buildings and works – Land East of Abercerdin Road adjacent to Ogwr Fach River, Evanstown **109-112**

11. **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 and Enforcement Delegated Decisions for the period 5 January 2015 – 23 January 2015. **113-132**

12. **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 M.Griffiths)

County Borough Councillors L.M.Adams, J.Bonetto, (Mrs) L.De Vet, P.Jarman, (Mrs.)S.Jones, 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.

29 January 2015

