

**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, 19 February 2015 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/165977

- 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. 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.

Page Nos.

4. SITE INSPECTION

Application No.14/1119 – Change of Use from Chapel Building to One Residential Unit and Funeral Home (amended layout plan received 09/10/2014 and Bat Report received 15/10/2014) – Trinity Chapel, Trinity Road, Tonypany

1 – 17

REPORTS OF THE SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

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| 1. | Application No: 14/1092 - Conversion of commercial premises to 7 No. flats (B1 to C3), 5 Cemetery Road, Porth. | 21 – 29 |
| 2. | Application No: 14/1205 - Re-plan of phase 2 of planning permission 12/1313 to include residential development (213 houses) along with associated open space, landscaping, access (vehicle, cycle and pedestrian), drainage and highways works (Amended plans received 15/01/15 (site layout) 27/10/14 (Landscaping); 29/10/14 and 15/01/15 (house type details), Duffryn Bach Farm, Station Road, Church Village, Pontypridd | 29 – 59 |
| 3. | Application No: 14/1265 - Retention and sub-division of ground floor retail units with new shop fronts and the conversion of the upper two floors into residential accommodation for 11 flats with associated works, 56-58 Taff Street, Pontypridd. | 59 – 70 |
| 4. | Application No: 14/1383 - Change of use of existing office space for use of Flying Start (infant day care) facilities, Unit 6, Maritime Offices, Woodland Terrace, Maesycloed, Pontypridd. | 70 – 77 |
| 5. | Application No: 14/1504 - New school building and associated external works, demolition of the existing main school building and removal of temporary classrooms, Y Pant Comprehensive School, Cowbridge Road, Talbot Green, Pontyclun. | 77 – 93 |
| 6. | Application No: 14/1585 - Detached dwelling, Land Adjacent To Mount Stuart, Hurford Street, Maesycloed, Pontypridd. | 93 – 100 |

6. APPLICATIONS RECOMMENDED FOR REFUSAL

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| 1. | Application No: 14/1324 - Outline application for residential development of 35 dwellings including 10 affordable housing units (re-submission of 12/1144/13), Land at Elwyn Street, Coedely, Tonyrefail. | 105 – 117 |
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DEFERRED APPLICATIONS

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| 7. | Application No.11/1377 – 5 no. new build properties and access road, with on site parking and visitor parking (Amended plans received 20/08/2013) on Land adjacent to 16 Gorsedd Street, Mountain Ash | 119 – 136 |
| 8. | Application No.13/0218 – Demolition of Workshops and Construction of 6 no. link houses on land at Bronallt Terrace, Abercwmboi, Aberdare | 137 – 152 |
| 9. | Application No.14/0578 – Construction of 6 Link Houses on Land at Station Road, Treorchy | 153 – 166 |
| 10. | Application No.14/1145 – Retrospective Consent for Domestic Garage on Land opposite Nos. 16 & 17 Arfryn Terrace, Tylorstown | 167 – 177 |
| 11. | Application No.14/0628/13 – Outline Planning Permission for 5 no. Detached Dwellings with off road parking and associated works – Land adjoining No.15 (North-West) of Trem Y Duffryn, Mountain Ash | 179 – 194 |

12. REPORT FOR INFORMATION

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| To receive the report of the Service Director, Planning in relation to Delegated Decisions (Approvals and Refusals with reasons) for the period 26/01/2015 and 06/02/2015. | 195 – 200 |
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13. 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.

12 February 2015

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