

**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, 2 July 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. 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. Application No:13/1100 - New college building at the old goods yard site, Aberdare, including the refurbishment and extension of an existing disused station building, new car park and associated servicing and landscape spaces, Former Railway Goods Yard, Robertstown, Aberdare. **3 – 23**
2. Application No:14/1078 - Variation of condition 14 of appeal decision 2147385 of application 06/1842/10 relating to Noise Limits, Fforch Nest Wind Farm, Glyn Ogwr, Bridgend. **23 – 42**
3. Application No:15/0147 - Drill an exploratory borehole to test for unconventional gas reserves in the Westphalian and Namurian strata, land next to farm access track at Hendre Owen Farm, Llanharan. **43 – 60**
4. Application No:15/0426 - Detached 3 bedroom bungalow with parking for three cars, Bodwenarth Farm, Heol Mynydd, Cilfynydd, Pontypridd. **60 – 76**

#### **5. APPLICATION RECOMMENDED FOR REFUSAL**

1. Application No:14/1621 - Change of use from car sales forecourt to car wash and valet facility with associated external works including erection of car wash canopy (Amended plans received 24/03/15), land adjacent to 12 Cardiff Road, Aberaman, Aberdare. **81 – 87**

#### **DEFERRED APPLICATION**

6. Application No.13/0890 – New Mobile Home – Land North of Gellifendigaid Transmitter, Coed Y Cwm, Ynysybwl **89 – 124**

#### **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 8 June – 19 June 2015. **125 – 134**

#### **8. URGENT ITEMS**

To consider any item, 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.J.Jones, R.Lewis, C.J.Middle, S.Powderhill, S.Rees, (Mrs) A.Roberts,  
G.Smith, G.Thomas, (Mrs) J.S.Ward, P.Wasley, M.J.Watts and E.Webster.

**25 June 2015**

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