

**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, 6 August 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

Page No's

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

- | | |
|------------------|----------------|
| (a) 2 July 2015 | 1 – 5 |
| (b) 9 July 2015 | 7 – 12 |
| (c) 16 July 2015 | 13 - 21 |

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.

REPORT OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES

5. SITE INSPECTION

- | | |
|---|----------------|
| Application No. 14/1621 – Change of Use from Car Sales Forecour to Car Wash and Valet Facility and associated External Works including erection of car wash canopy (amended plans received 24/03/15) – Land adjacent to 12 Cardiff Road, Aberaman, Aberdare | 23 – 34 |
|---|----------------|

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

- | | |
|---|----------------|
| 1. Application: 14/1533 - Phase 1 of regeneration scheme to include a co-housing scheme for 10 units and a shared community house facility, land to east Of Heol-Y-Waun But Within Heol Pendyrus, Penrhys. | 37 – 46 |
| 2. Application: 15/0453 - Widening of existing vehicular/pedestrian access including alterations to existing boundary wall with addition of pedestrian gate. Additional parking within the site with associated works, Chapel House, Llantrisant Road, Groes-Faen, Pontyclun. | 46 – 56 |
| 3. Application: 15/0473 - Industrial development of 9272m2 GIA along with associated service yards and parking. Reserved matters of access, appearance, landscaping, layout and scale sought as part of this submission, land at Parc Eirin, Wilfried Way, Tonyrefail. | 65 – 65 |
| 4. Application: 15/0692 - Raising of roof to provide first floor accommodation and 2 no single storey extensions to the side & front of the bungalow, 9 Tanybryn, Penrhiwceiber, Mountain Ash. | 65 – 70 |
| 5. Application: 15/0715 - Erection of 2 domestic garages, land rear 67 Crawshay Street, Ynysybwl, Pontypridd. | 71 – 79 |
| 6. Application: 15/0731 - Single storey rear kitchen/w.c. extension with flat roof, 44 James Street, Maerdy, Ferndale. | 79 – 83 |

7. APPLICATION RECOMMENDED FOR REFUSAL

1. Application No.14/1593 - Construction of 8 self contained flats, 2 houses and associated works (Additional information received 06/02/15 and 09/02/15, amended plans received 30/06/15), vacant land between 117 and 119 Trehafod Road, Trehafod, Pontypridd. **87 – 97**

DEFERRED APPLICATION

8. 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 **99 – 122**

9. 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 July – 24 July 2015. **123 – 133**

10. 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.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.

30 July 2015

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