

**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, 20 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**

To approve as accurate records, the minutes of the meetings of the Development Control Committee held on 6 August 2015

**Page No's**

**1 – 6**

### **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 INSPECTIONS**

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|-----|--|----------------|
| (1) | Application No. 15/0581 – Outline Planning for 1 no. Detached bungalow and 16 no. Semi-detached bungalow (8 no. Pairs), off road parking, access road and associated works – Former Cwmbach Infants School, Bridge Road, Cwmbach, Aberdare | <b>7 – 21</b>  |
| (2) | Application No.15/0576 – Engineering Operations to Construct a Surface Water Drainage Scheme to serve 21 no. Residential dwellings – Land at Pleasant Heights, Porth   | <b>23 – 43</b> |

### **REPORTS OF THE SERVICE DIRECTOR, PLANNING**

### **6. APPLICATIONS RECOMMENDED FOR APPROVAL**

- |    |   |                 |
|----|---|-----------------|
| 1. | Application No: 15/0087 - Two storey extension and rear dormer window to existing house (Amended plan and description received 11/05/2015), 115 Queen Street, Treforest, Pontypridd.  | <b>47 – 53</b>  |
| 2. | Application No:15/0258 - Single storey extension and rear dormer window to existing house, 1 Meadow Street, Treforest, Pontypridd.  | <b>53 – 58</b>  |
| 3. | Application No: 15/0411 - Construction of solar park to include the installation of solar panels to generate approximately up to 4 MW of electricity, with substations, transformers, spare parts container, security fencing, landscaping, grid connection and other associated works, together with the retention of existing grazing and measures to promote biodiversity, agricultural land at Trecastell, Four Fields Centred on Grid Ref 302180, 181585, Llanharry. | <b>58 – 85</b>  |
| 4. | Application No: 15/0432 - Construction of commercial unit for B1, B2 & B8 usage together with car parking, Unit 5, Navigation Park, Abercynon.  | <b>86 – 96</b>  |
| 5. | Application No: 15/0474 - Residential development of 225 new homes with associated parking and open space. Reserved matters of access, appearance, landscaping, layout and scale sought as part of this submission, land at Parc Eirin, Wilfried Way, Tonyrefail.   | <b>96 – 107</b> |

- |    |   |                  |
|----|---|------------------|
| 6. | Application No: 15/0667 - Remove existing 2 no. ground floor level portacabin units at the rear of the surgery building and replace them with 12 no. portacabins (6 no. at ground floor and 6 no. above). The 12 no. portacabin units to be used as additional working floorspace for the Cynon Vale Medical Practice, in conjunction with the existing surgery and retained for a temporary period of no more than 3 years. (Amended plans received 22 June and 15 July 2015). (Revised description of development 28 July 2015), Cynon Vale Medical Practice, 8 Cardiff Road, Mountain Ash. | <b>107 – 116</b> |
| 7. | Application No: 15/0857 - Erection of 77 no. 2, 3 & 4 bedroom properties and all associated works, land at Elms Farm, off Stryd Silurian, Llanharry, Pontyclun.   | <b>116 – 127</b> |

**7. REPORT FOR INFORMATION**

To receive the report of the Service Director, Planning in relation to Delegated Decisions (Approvals and Refusals with reasons), Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 27 July – 5 August 2015.	<b>129 – 138</b>
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**8. 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.

**13 August 2015**

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