

**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, 3rd December 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 meeting of the Development Control Committee held on 5 November 2015

Page No's

1 – 13

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. 15/0740 – Proposed Change of Use from Local Authority Offices to Student Accommodation – Office, Llwyn Castan, Library Road, Pontypridd

15 – 29

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No. 15/0885 - Change of use from D1 non residential institution to D2 Ladies only fitness suite, Tabor Congregational Chapel, side of car park to rear of 68 Tylacelyn Road, Penygraig, Porth. **33 – 40**
2. Application No. 15/0985 - 4 no. pairs of semi-detached dwellings, land to the east of Salisbury Road, Abercynon. **40 – 49**
3. Application No. 15/1072 - Change of use to hairdressers with related storage on first floor (Amended description received 16th November 2015), 47 Hannah Street, Porth **49 – 58**
4. Application No. 15/1124 - Change of use of first floor to field sports shop for temporary period of a year and provision of external staircase, Old Iron Works, Laundry Road, Pwllgwaun, Pontypridd. **58 – 67**
5. Application No. 15/1253 - Construction of a detached dwelling with garage, land adjoining Heulwen Deg, Rock Cottages, Graigwen, Pontypridd. **67 – 78**

7. APPLICATION RECOMMENDED FOR REFUSAL

1. Application No: 15/0777 - Solar photovoltaic park, ancillary development and ecological enhancements Berthllwyd Farm, Maendy Road, Pen-Y-Coedcae, Pontypridd. **83 – 108**

DEFERRED APPLICATIONS

8. Application No.15/0705 - Demolition of existing bungalow and detached garage and construction of new student accommodation comprising 51 bedrooms with en suite bathrooms and kitchen/dining facilities and associated works (amended plans submitted 22 September 2015 showing re-siting of building, amended parking and access arrangements and inclusion of concierge service) – Park Pride, Brook Street, Treforest **111 – 127**
9. Application No.13/0179 – Construction of a shared use Community Route between Talbot Green and Cross Inn together with access links to Llantrisant, Glamorgan Vale Retail Outlet, Talbot Green and Church Village, to include site clearance, boundary fencing, a new wooden bridge on the link to the Glamorgan Vale Retail Outlet, Structural Repairs to Railway Bridges, Drainage Works and associated works (amended plans received Mon 30 Sept which show the deletion of access links 9 and 12A, A Revised position of Link 5 and the K. Barrier to the rear of the Woodlands and additional land for drainage works and reptile mitigation) – Former Taff Vale Railway between Talbot Green and Cross Inn. **129 – 161**
10. Enforcement of Planning Control – Application Nos. 10/0292/10 as amended by 13/0466/10 – Tower Surface Coal Mine Site, Rhigos Road, Hirwaun, Aberdare **163 – 181**
11. **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 9 – 20 November 2015. **183 – 190**
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.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.

26 November 2015

This page intentionally blank