

**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, 17<sup>th</sup> 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 19 November 2015

**Page No's**

**1 – 5**

### **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.

### **JOINT REPORT OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES AND THE SERVICE DIRECTOR, PLANNING**

### **5. SITE INSPECTION**

**7 - 54**

Application No.15/1322/10 – Proposed development of three plots of land along Wellington Street to comprise a new four storey college campus building, refurbishmen and extension of existing disused railway station building as a function suite, associated car parking service yard and landscaping – Former Railway Goods Yard, Wellington Street, Robertstown, Aberdare

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

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

- |    |   |                 |
|----|---|-----------------|
| 1. | Application No: 15/0554 - Variation of Condition 1(c) of permission 10/0309/15 to extend the period for the submission of reserved matters for a further 3 years, Land at River Level Tips, Abernant, Aberdare  | <b>57 – 68</b>  |
| 2. | Application No: 15/1057 - Erection Of Two Residential Blocks comprising Eight Affordable Apartments, Car Parking, Landscaping And Associated Works, Land At Forge Lane, Pentre  | <b>68 – 81</b>  |
| 3. | Application No: 15/1070 - Conversion Of 4 Bedroom Flat Into Two Self Contained Two Bedroom Flats, Tylorstown Newsagents, 249 East Road, Tylorstown, Ferndale  | <b>81 – 87</b>  |
| 4. | Application No: 15/1165 - Single storey building to accommodate site security office associated with a recently completed innovation centre adjacent. (Amended plan received 17/09/15) (Amended Location Address - 29/09/15), Land Adjacent To Ely Valley Business Park, Llantrisant, Pontyclun | <b>87 – 97</b>  |
| 5. | Application No: 15/1222 – Single storey extension, The Cambrian Cafe Bar, Cambrian Industrial Estate, Blaenclydach  | <b>97 – 103</b> |

## **7. APPLICATION RECOMMENDED FOR REFUSAL**

1. Application No: 14/1467 - Construction of 13 new detached dwellings, Land Adjacent To 11 Derwen Aur, Porth **107 – 117**

## **DEFERRED APPLICATIONS**

8. Application No.15/0902 – Proposed Demolition of Former Barns/Workshops to form site for the erection of two detached dwellings using the existing access with small modifications to entrance – Cwm Hyfryd, Hill Street, Hendreforgan, Gilfach Goch **119 – 134**
9. Application No.15/0795 – The Demolition of Existing Buildings on site and the construction of 14 no. affordable residential dwellings (amended plans received 16/11/15) – Ty Gwyn Psychological Centre, Land to the West of Seaton Street, Pontypridd **135 – 158**

## **REPORT FOR INFORMATION**

10. To receive the report of the Service Director, Planning in relation to Planning and Enforcement Appeals Decisions Received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 23/11/2015 and 04/12/2015. **159 – 170**

## **11. 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.

**10 December 2015**

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