

**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, 21<sup>st</sup> January 2016** 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) 3<sup>rd</sup> December 2015

**1 – 9**

(b) 17<sup>th</sup> December 2015

**11 – 18**

### **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**

1. Application No. 15/1057 – Erection of two residential blocks comprising eight affordable apartments, car parking, landscaping and associated works – Land at Forge Lane, Pentre **19 – 37**
2. Application No: 15/0777 - Solar photovoltaic park, ancillary development and ecological enhancements Berthllwyd Farm, Maendy Road, Pen-Y-Coedcae, Pontypridd. **39 - 69**

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

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

1. Application No: 141408 - Rear garden boundary wall consisting of concrete block construction with a fined down render finish and topped off with a coping stone (retrospective application).(amended plans received 10/11/2015, showing reduction in scope of wall 'a' and render finish to internal wall faces only), 73 Greenways, Abernant, Aberdare **73 – 80**
2. Application No: 14/1593 - construction of 9 units comprising of 8 no. 1 bedroom apartments and 1 no. 4 bedroom house and associated works (additional information received 06/02/15 and 09/02/15, amended plans received 30/06/15 amended plans and description 09/12/15), Vacant Land Between 117 And 119 Trehafod Road, Trehafod, Pontypridd **80 – 91**
3. Application No: 15/0483 - Variation of condition 1(c) attached to planning permission ref. 11/0643 to enable a further three years for the submission of reserved matters, Land West Of 1-13 Broniestyn Terrace/Penyard Road, Hirwaun, Aberdare **91 – 106**

4. Application No: 15/1053 - Construction of Two Detached Dwellings and Associated Garages. (Amended Plans Received 16/12/15), Land at Doddington Place, Pontypridd **106-115**
5. Application No: 15/1075 - Detached 5 Bedroom Dwelling And Detached Workshop Ancillary to the Use of the Dwelling (Amended Plans Received 17/11/15), Land off Oakland Street, Mountain Ash **115-124**
6. Application No: 15/1259 - Construction of Three, 3-Bedroomed Terraced Houses, Bryn Henllan, Blaenrhondda, Treorchy **125-134**
7. Application No: 15/1346 - Erection Of A Building Measuring 2,368.47 Square Metres To Enclose Apparatus Of Consented Gasifier Unit (Under Planning Permissions BBNPA 08/02488/FUL And RCT 08/1735/10) On The Enviroparks Hirwaun Site To Form An Extension And Continuation To The Consented Fuel Preparation Area Building. Landscaping and External Gasifier Plant Equipment, Fifth Avenue, Hirwaun Industrial Estate, Hirwaun, Aberdare **134-150**
8. Application No: 15/1412 - Two Storey Side Extension, Single Storey Rear Extension, New Entrance Porch With Ramped Access, Decking And The Siting Of Air Conditioning Units. (Amended Description Received 12/11/2015)(Listed Building Consent), Miskin Arms Public House, Hensol Road, Miskin, Pontyclun **150-156**
9. Application No: 15/1417 - Application for the Erection of Class B1/B2/B8 Units and Associated External Alteration (Phase 4), Phase 4, Hepworth Park, Coedcae Lane, Pontyclun **156-165**
10. Application No: 15/1425 - Variation of Condition 1 of Planning Consent 10/0601/10 - Extension of Time, Land At Rhombic Farm, Halt Road, Rhigos, Aberdare **165-176**
11. Application No: 15/1440 - Two Storey Side Extension, Single Storey Rear Extension, New Entrance Porch With Ramped Access, Decking And The Siting Of Air Conditioning Units. (Amended Description Received 12/11/2015) (Bat Survey Received 25/11/15), Miskin Arms Public House, Hensol Road, Miskin, Pontyclun **177-185**
12. Application No: 15/1460 - Reserved Matters for 74 No. Dwellings, Highways Infrastructure and Associated Works, Land Adjacent To the Meadows, Coedely, Tonyrefail, Porth **185-191**

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

1. Application No: 14/0440 - Installation of a single (500kW) wind turbine measuring 77.9m to tip with ancillary structures (Environmental Statement received 5th May 2015), Garth Fawr Farm, Cilfynydd, Pontypridd **195-211**
2. Application No; 15/1288 - Extension and conversion of former licensed premises into 9 no. flats. (Internal inspection report for bats received 30/11/15), 50 Ystrad Road, Ton Pentre, Rhondda **211-218**
3. Application No: 15/1334 - Outline application for residential development of the land together with the provision of open space, access, landscaping and parking arrangements, Land South Of Llanharry Road, Brynsadler, Pontyclun **218-234**
4. Application No: 15/1386 - Outline planning application for the construction of medical centre and residential development (150 units), open space and landscaping improvements and associated works, Land At Cwm Uchaf Farm, Heol Dowlais, Efail Isaf, Pontypridd **234-249**

## **DEFERRED APPLICATIONS**

8. Application No. 15/0740 – Proposed Change of Use from Local Authority Offices to Student Accommodation – Office, Llwyn Castan, Library Road, Pontypridd **251-268**
9. Application No.15/0795 – The demolition of existing buildings on site and the construction of 14 no. affordable residential dwellings (amended plans received 22/12/15) – Ty Gwyn Psychological Centre, Land to the West of Seaton Street, Pontypridd **269-299**
10. Application No. 12/0929 – Development of up to 600 residential dwellings and ancillary development including retail/community facilities (maximum gross internal floor space 464 square metres) together with associated infrastructure works, provision of formal and informal open space, retention of wildlife habitats and demolition of existing buildings and structures at Trane Farm (Outline Application with all matters reserved). Application accompanied by an Environmental Statement received 23 August 2012 plus ES addendum and Transport Assessment received 6 November 2015 (amended plans and description of 6 November 2015) – Land at Trane Farm, Tonyrefail **301-413**

## **REPORT FOR INFORMATION**

11. To receive the report of the Service Director, Planning in relation to Planning and Enforcement Appeals Decisions, Delegated Decisions (Approvals and Refusals with reasons), an Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 7 December 2015 – 8 January 2016. **415-437**

## 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.

**14 January 2016**