

**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 March 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

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 4 February 2016

Page No's

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4. REPORTS OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES

SITE INSPECTIONS

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| (1) | Application No. 15/1170 – Change of Use from existing Public House and Bedrooms to 6 no. self contained flats – The Morning Star Public House, 59 Llantrisant Road, Graig, Pontypridd | 5 – 16 |
| (2) | Application No. 15/1159 – Rear Extension to Ground Floor – 2 Oxford Street, Treforest, Pontypridd | 17 – 25 |

REPORTS OF THE SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

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| 1. | Application No: 15/0379 - Residential development for 9 dwellings (amended plans and description received 18/01/2016), former Robins Yard, off Cardiff Road, Newtown, Mountain Ash. | 29 – 40 |
| 2. | Application No: 15/1572 - Details relating to access, appearance, landscaping, layout and scale of planning permission 13/0364/15.(18 no. flats), former Little Theatre, Depot Road, Gadlys, Aberdare. | 40 – 48 |
| 3. | Application No: 15/1644 - Proposed erection of a four bedroom detached house, land to the rear of No 19-32, Railway Terrace, Cwmparc. | 48 – 57 |

6. DEFERRED APPLICATION

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| Application No. 15/0777 – Solar Photovoltaic Park, Ancillary Development and Ecological Enhancements – Berthllwyd Farm, Maendy Road, Penycoedcae, Pontypridd | 59 – 96 |
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7. REPORT FOR INFORMATION

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| To receive the report of the Service Director, Planning in relation to Delegated Decisions Approvals and Refusals with reasons for the period 8 February – 19 February 2016. | 97 – 107 |
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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.

25 February 2016

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