

**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, 23rd June 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 MAY 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. WELLBEING OF FUTURE GENERATIONS (WALES) ACT 2015

To note that the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

4. MINUTES

To approve as an accurate record, the minutes of the meeting of the Development Control Committee held on 19th May 2016.

Page No's

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5. SITE INSPECTIONS

- | | | |
|------------|---|---------------|
| (a) | Application No. 16/0084 – Proposed construction of 9 no. residential Dwellings – Land adjacent to No.10 Garwellt, Penywaun, Aberdare | 11- 25 |
| (b) | Application No. 16/0241 – Domestic garage and vehicular cross-over – 81 Dinam Park, Ton Pentre | 27-38 |
| (c) | Application No. 15/0112 - Outline consent for the demolition of two storey building know as Rhondda Bowl and the re-development of the site for residential development (amended plans and additional details received 20 th September and 7 th October 2015) – Rhondda Bowl Skittle Alley, Waunrhydd Road, Tonyrefail | 39-59 |

REPORTS OF THE SERVICE DIRECTOR, PLANNING

6. APPLICATIONS RECOMMENDED FOR APPROVAL

61-101

- | | | |
|----|---|---------------|
| 1. | Application No: 12/0367 - Demolition of existing Church Hall and construction of 6 new dwellings (amended description received 20/11/2014, amended plans received 01/12/2014), Church Hall Off Llys Tylcha Fawr, To The Rear Of 54-64 High Street, Tonyrefail | 63-77 |
| 2. | Application No: 16/0086 - Development of an automated petrol filling station, Asda Superstore, Colliers Way, Tonypandy | 77-90 |
| 3. | Application No: 16/0249 - New 4 bedroom house with integral garage and vehicle access, Plot 3, Brynffynnon Farm, Penderyn Road, Hirwaun, Aberdare | 90-100 |

7. APPLICATION RECOMMENDED FOR REFUSAL

103-114

- | | | |
|----|---|----------------|
| 1. | Application No: 15/0644 - Erect a detached steel portal industrial building (Re-submission) 14/1437. (Amended Flood Consequences Assessment received 04/11/15), Land Adjacent To Unit 1 Meadow Street, 1 Meadow | 105-113 |
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8. REPORT FOR INFORMATION

115-137

To receive the report of the Service Director, Planning in relation to Planning & Enforcement Appeal Decisions Received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions for the period 2nd May 2016-10th June 2016.

9. 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.

16th June 2016