

**RHONDDA CYNON TAF  
COUNTY BOROUGH COUNCIL**

**COMMITTEE SUMMONS**

**Mr. C.B. Jones  
Director of Legal and Democratic Services  
Rhondda Cynon Taf County Borough Council  
The Pavilions  
Cambrian Park,  
Clydach Vale, CF40 2XX**

**Tel: (01443) 424081 C Hendy**

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 2<sup>nd</sup> March 2017** 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**

3.

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 2<sup>nd</sup> February 2017.

**Page No's**

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

### **5 APPLICATIONS RECOMMENDED FOR APPROVAL**

- (1) Application No:16/1319 – Conversion to 8 flats and shop on ground floor, external parking, amenity areas and demolition of rear annexe, Central Hotel, Clydach Road, Tonypany. **9 - 18**
- (2) Application No. 17/0017 – Construction of a new primary school on land at Glanaman Road, Cwmaman. Proposals include the construction of a new primary school building, the establishment of a new school site (including a secure boundary, MUGAs (Multi Use Games Area), staff car park, service yard, grass pitches and a variety of external pupil spaces), and associated supporting external works. Works associated with application will also be carried out as permitted development (works not specifically requiring planning permission) including the diversion of an existing drainage culvert, relocation of a children's play area and demolition of a paddling pool, land on Glanaman Road, Cwmaman. **18 - 72**

## **DEFERRED APPLICATIONS**

- 7 Application No:16/0736- Outline Application (with all matters reserved) for 15 houses including access (amended details and indicative plans received) land adjacent Pantygraigwen Road , Pontypridd **73 - 96**
- 8 Application No: 16/1201- Demolish existing garden shed and construct new domestic garage at 4 Weston Terrace, Ynyshir, Porth **97 – 104**

## **9 REPORT FOR INFORMATION**

To receive the Report of Service Director Planning in relation to Planning and Enforcement Appeals Decisions Received, Delegated Decisions Approvals and Refusals with Reasons, overview of enforcement cases for the period of 23/01/17 and 03/02/17 **105 - 118**

## **10 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.

**9<sup>th</sup> February 2017**