

**RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL**

COMMITTEE SUMMONS

Mr. C.B. Jones
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Rhondda Cynon Taf County Borough Council
The Pavilions
Cambrian Park,
Clydach Vale, CF40 2XX

Tel: (01443) 424102 Mr. M. Jones

A meeting of the **Development Control Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 20th April 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 AND ANYONE WISHING TO ADDRESS THE COMMITTEE THROUGH THE MEDIUM OF WELSH SHOULD CONTACT DEMOCRATIC SERVICES ON 01443 424102

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.

REPORTS OF SERVICE DIRECTOR, PLANNING

4. APPLICATIONS RECOMMENDED FOR APPROVAL

- | | Page No's |
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| 1. Application No: 16/0660 - Proposed residential development of 33 dwellings and associated highway drainage and infrastructure (amended site layout plan received 21/03/17), Land to the rear of Delwen Terrace, Blaencwm, Treorchy. | 3 - 16 |
| 2. Application No: 16/1174 - Erection of a 4/5 bedroom detached dwelling (amended description 28/02/17), Rear/Side of Clifton House, Station Road, Trealaw, Tonypandy. | 16 - 27 |
| 3. Application No: 16/1292 - Change of use from dwelling to a House in Multiple Occupation (C4) to include 2 bedrooms and 3 studios (Amended Plans and Amended Description received 06/03/17), 2 Scranton Villas, High Street, Cymmer, Porth. | 27 - 34 |
| 4. Application No: 16/1390 - Demolition of existing buildings and development of up to 110 dwellings, provision of public open space, landscaping and associated infrastructure, Coleg y Cymoedd, Cwmdare Road, Cwmdare, Aberdare. | 34 - 51 |
| 5. Application No: 17/0013 - Approval of the reserved matters (details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping) for the new primary school element of the overall site development (outline planning permission ref: 16/0062), Tonyrefail Comprehensive School, Gilfach Road, Tonyrefail, Porth. | 51 - 65 |

5. REPORT FOR INFORMATION

To receive the report of the Service Director, Planning in relation to Planning & Enforcement Appeal Decisions Received, Delegated Decisions Approvals and Refusals with reasons and Overview and Enforcement Cases, for the period 27/03/2017 and 07/04/2017. **67 - 77**

6. 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.

11th April 2017