

**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**

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A meeting of the **Planning and Development Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 22nd June 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

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 6th April 2017 and 20th April 2017

Page No's

**1 – 4
5 - 8**

5. SITE MEETING

Application No. 13/1361/10 Erection of four bungalows(Additional ecological information received 26/03/15 and 09/02/15 and amended plans received 08/06/16 showing revised site access , additional footway on Garth Wen, re-located turning head and reduced front patio area to plot 3), land adjacent to "Garth Wen", Garth Road, Trealaw

9 – 30

6. REPORTS OF SERVICE DIRECTOR, PLANNING

APPLICATIONS RECOMMENDED FOR APPROVAL

1. Application No: 15/1228 - Reserved Matters application for the second phase of works comprising the construction of 30 new dwellings, including 4 new affordable dwellings and associated roads and infrastructure. (additional information received 14 July 2016) (Amended description 02 August 2016), land adjacent to Farm Road, Heol Ty Aberaman, Aberaman, Aberdare. **31 - 44**
2. Application No: 16/1181 - Conversion, extension and change of use from Public House (A3) to 4 no. student flats with amenity / service area to rear, **44 - 52**

The Bridge Inn, Bridge Street, Treforest, Pontypridd.

3. Application No: 16/1330 - Our temporary planning permission has expired. We wish to extend this for a further three years. We wish to apply for further temporary planning permission to retain the containers on site to support the current business. We do not wish to make any changes or amendments. Our intention is to purchase the land within 12-24 months allowing us to apply for separate permanent planning permission of a building in order to make the business sustainable. Original planning reference number - 12/0509/10, The Prairie, Mynachdy Farm, Ynysybwl, Pontypridd. **52 - 59**
4. Application No: 16/1346 - Proposed erection of two garages and a container/shed. Change of use of recently purchased land to additional garden. (amended plans received 06/02/17), 8 Bryn Ffynon, Trebanog, Porth. **60 – 70**
5. Application No: 16/1371 - Residential development for 4 dwellings (Amended site layout plan received 15/04/17), Former Bottling Plant, Botanical, land adjacent to The Paddocks, Aberaman, Aberdare. **70 – 86**
6. Application No: 16/1399 - Proposed extension to existing industrial unit for egg packaging plant, Unit 45, Hirwaun Industrial Estate, Hirwaun, Aberdare. **86 – 93**
7. Application No: 17/0024 - Erection of boundary fencing, terracing and shed to front garden, 134 Kenry Street, Tonypandy. **93 – 99**
8. Application No: 17/0235 - Outline application for a detached dwelling on the north east side of Havachat Bungalow, Havachat, Cardiff Road, Mwyndy, Pontyclun. **99 – 111**
- Application No: 17/0326 - Variation of condition 1 of planning consent ref: 13/0988/13 to permit a period of a further 3 years for the submission of Reserved Matters for a single dwelling house, Tyberw, Hafod Lane, Pantygraig-Wen, Pontypridd. **111 - 120**

7 APPLICATIONS RECOMMENDED FOR REFUSAL

1. Application No: 17/0195 - Outline planning application for residential development of approximately 15 dwellings, open space, landscaping, drainage features and associated infrastructure with all matters reserved except access. Land to the rear of Sion Terrace, Cwmbach, Aberdare. **121 - 134**

8 DEFERRED APPLICATIONS

1. 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 **135 - 146**

9. REPORT FOR INFORMATION

To inform Members of the following, for the period 10/04/2017 and 09/06/2017. **147 - 190**
Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
Enforcement Delegated Decisions.

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 Planning and Development Committee:

The Chair and Vice-Chair of the Development Control Committee:
(County Borough Councillors S. Rees and G Caple)

County Borough Councillors J.Bonetto, A.Davies - Jones, D. Grehan , L. Hooper G. Hughes, P.Jarman, D. Williams, J.Williams and C. Willis

15th June 2017