

**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 **Planning and Development Committee** will be held at the **County Borough Council Offices, The Pavilions, Cambrian Park, Clydach Vale** on **Thursday, 20<sup>th</sup> July 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 22<sup>nd</sup> June 2017

**Page No's**

**1 – 6**

## **5. SITE VISIT**

Application No: 16/1181 – Conversion, Extension and Change of Use from Public House (A3) TO 4No. Student Flats with Amenity/ Service Area to rear, The Bridge Inn Bridge Street, Treforest, Pontypridd.

**7 - 16**

## **6. APPLICATION RECOMMENDED FOR APPROVAL**

1. Application No: 16/0692 - Demolition of detached garage and construction of detached dwelling in its place including demolition of single storey annex to western side of no. 44 to provide 2 no. off-street parking spaces for no. 44 (amended description, application and CIL forms received 03/05/17, amended plans received 21/04/17), 44 Chapel Road, Llanharan, Pontyclun. **19 - 31**
2. Application No: 16/0846 - Discharge of Conditions 1 - 19 of planning permission 12/0446/10, Maesfach Development, Godreaman Street, Godreaman, Aberdare. **31 - 35**

3. Application No: 16/1085 - Variation of conditions 1, 2 and 3 of application 12/0446/13, land at end of Godreaman Street, Godreaman, Aberdare. **35 - 48**
  
4. Application No: 17/0299 - Change of use from C3 (Dwelling houses) to a C4 (Houses in multiple occupation), 13 Windsor Road, Treforest, Pontypridd. **48 - 54**
  
5. Application No: 17/0309 - Retrospective application for conversion of dwelling (Class C3), to house in multiple occupation (Class C4), 88 Broadway, Treforest, Pontypridd. **54 - 59**
  
6. Application No: 17/0363 - Reserved matters application for proposed landscaping, Gene Metals, Kingsland Terrace, Treforest, Pontypridd. **60 - 63**
  
7. Application No: 17/0399 - Proposed erection of Class B1/B2/B8 units and associated external alterations (Unit 10), Unit 10, Hepworth Park, Coedcae Lane, Pontyclun **64 - 72**
  
8. Application No: 17/0405 - Change of use of property from category C3 Dwellinghouse to a category C4 house in multiple occupation, 23 Egypt Street, Treforest, Pontypridd. **72 - 77**
  
9. Application No: 17/0480 - New Y Bwthyn Specialist Palliative Care Unit on an area of land to the South Eastern corner of the Royal Glamorgan Hospital campus, will include a re-alignment and alteration to the existing car parking area and roadway, including the provision of a drop-off point, 28 further parking spaces and landscaping. The unit will comprise of 8 single ensuite bedrooms, a day unit and therapy areas including a multi-faith room, an office area for staff, informal reception and seating area with shared kitchen, Royal Glamorgan Hospital, Hospital Road, Ynysmaerdy, Llantrisant, Pontyclun. **77 - 91**
  
10. Application No: 17/0695 - Installation of a new dedicated access point and 4.8m wide carriageway connecting to the existing playground to the north of the site served by a vehicular crossover to the adopted highway on Graiglwyd, modifications and alterations to the existing front elevation car park to increase parking capacity and the installation of a new Multi Use Games Arena to the north east of the site on the site of the existing sports **91 - 102**

field, Maesgwyn Special School, Cwmdare Road, Cwmdare, Aberdare.

## **7 APPLICATIONS RECOMMENDED FOR REFUSAL**

1. Application No: 16/1066 - Change of use from bank (Class A2) to hot food takeaway (Class A3) and installation of extraction/ventilation equipment, HSBC, 11 High Street, Treorchy. **103 - 118**

## **8 DEFERRED APPLICATIONS**

1. Application No: 13/1361- Erection of four bungalows (Additional ecological information received 08/06/16 showing revised site access, additional footway on Garth Wen, Re- Located turning head and reduced front patio area to Plot3) Garth Wen Road , Trealaw **119 - 142**

## **9. REPORT FOR INFORMATION**

To inform Members of the following, for the period 12/06/2017 and 30/06/2017. Planning and Enforcement Appeals Decisions Received. **143 - 158**  
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

**13/07/ 2017**