

**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, 3rd August 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.

Page No's

4. APPLICATION RECOMMENDATION FOR COMMITTEE SITE VISIT

Application No: 16/1385/13 recommendation for Committee Site Visit :
Outline planning application for the erection of approximately 460 dwellings, primary school, local centre (up to 200sqm net sales), open space, primary and associated drainage and landscaping. Land West of A4119, Cefn Y Hendy, Pontyclun.

1 - 4

5. APPLICATION RECOMMENDED FOR APPROVAL

1. Application No: 17/0420 - Relocation of open air market (Friday) situated on Henry Street Car Park, Mountain Ash from South end of the car park to the North end, Rhondda Cynon Taf Short Stay Car Park North, Henry Street, Mountain Ash.

5 - 9

2. Application No: 17/0455 - Change of use of property from category C3 Dwellinghouse to a category C4 House in multiple occupation, 15 Long Row, Treforest, Pontypridd.

9 -15

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| 3 | Application No: 17/0461 - Development of 22 residential dwellings, landscaping, access arrangements, car parking and associated works (Amended plans received 27/06/17), Former Williamstown Primary School, Arthur Street, Williamstown, Tonypany. | 15 - 28 |
| 4 | Application No: 17/0511 - Change of use from civil engineering and groundworks contractor and vehicle repairs garage (Class B2) to builders merchants, Tycon Civil Engineering Ltd, Cwmbach Industrial Estate, Canal Road, Cwmbach, Aberdare | 28 - 34 |
| 5 | Application No: 17/0660 - Proposed installation of a 17.5m monopole mast, supporting 3 no. antennas, 2 no. 300mm dishes together with associated cabinets and ancillary development thereto, Land At Dodington Place, Pontypridd. | 34 - 40 |
| 6 | Application No: 17/0663 - Proposed conversion from public house to dwelling, Ye Olde Newbridge Arms, 8 Foundry Place, Pontypridd. | 40 - 46 |
| 7 | Application No: 17/0667 - Installation of a 12.5m mast with 3No antennas and 2 300mm dishes and 2 equipment cabinets 1No meter cabinet within 2.1m stock proof fenced enclosure plus ancillary development, land at Dinas Isaf Farm off Pen Darren, Edmondstown. | 46 - 56 |

6 APPLICATIONS RECOMMENDED FOR REFUSAL

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| 1. | Application No: 17/0554 - Proposed Erection of 10 X 3 Bed Dwellings, with associated off-Street Parking and Amenity Space, land at Salisbury Road, Abercynon. | 57 - 66 |
| 2. | Application No: 17/0610 – Erection of a shed to the rear of the property with lane access, 60 Primrose Terrace, Porth | 66 - 72 |

7 REPORT FOR INFORMATION

To inform Members of the following, for the period 03/07/2017 and 21/07/2017.Planning and Enforcement Appeals Decisions Received. Delegated Decisions Approvals and Refusals with reasons.

73 - 88

8. 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 S. Powell

27/07/ 2017