

**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, 2nd November 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.

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 5th October 2017.

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REPORTS OF SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

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| (1). Application No - 16/1151 - Demolition of redundant nursery buildings to provide extension of retail store car park to provide an additional 34 spaces (114 in total) (amended site layout plan received 26/09/17), Lidl Foodstore, Rhondda Road, Pontypridd. | 7 - 15 |
| (2). Application No - 17/0102 - Construction of 3 no. 3 bed houses (amended site location plan with reduced boundary received 12/07/17), land at Bryngolau, Tonyrefail, Porth. | 15 - 24 |
| (3). Application No - 17/0753 - Removal of existing building and construction of retaining wall to provide for an extension of the adjacent Dinas Community Recycling Centre, Dinas Dog Pound, Cymmer Road, Dinas, Porth. | 24 - 32 |
| (4). Application No 17/0822 - Change of use from A2 Estate Agent to A3 Cafe, Lloyd Taylor Simpson, 66 Park Street, Treforest, Pontypridd. | 33 -39 |
| (5). Application No 17/0923 - Proposed Alterations & Extension to Existing Day Care Centre to Form Community Hub. Works to include cladding of external | 39 - 49 |

envelope, alterations to car parking and boundary treatments. Internal alterations including formation of a GP Surgery, Day Care Nursery and Extension of Structure to create additional ancillary D1 Use Class Office Space (Coal Mining Report Received 21/09/17), St Mairs Day Centre, Seymour Street, Aberdare.

- (6) Application No 17/0990 - Proposed Alterations & Extension to Existing Day Care Centre to Form Community Hub. Works to include partial cladding of external envelope, alterations to access, car parking and boundary treatments. Internal alterations including formation of a GP Surgery, Day Care Nursery and Extension of Structure to create additional ancillary D1 Use Class Floor Space. Conversion of Former First Floor Caretakers Flat to Ancillary D1 Use Office Space. (Scheme B) (Coal Mining Report Received 21/09/17), St Mairs Day Centre, Seymour Street, Aberdare. **49 - 59**

6. APPLICATIONS RECOMMENDED FOR REFUSAL

- (1) Application No 17/0163 - Proposed dwelling, land adjacent to Trelawney, Rhyd-Y-Nant, Pontyclun. **61 – 69**
- (2) Application No 17/0538 - Outline application for proposed residential development of 9 dwellings, Bodwenarth Quarry Disused, Bedw Road, Cilfynydd, Pontypridd. **70 – 77**
- (3) Application No 17/0785 - Proposed detached two storey dwelling including a detached garage and turning area. (Re-submission) (Amended Site Location Plan and supporting information received 16/08/17), rear of 132 Bute Street, Treherbert, Treorchy. **77 – 88**

7. REPORT FOR INFORMATION

To inform Members of the following, for the period /2017 and /2017. Planning and Enforcement Appeals Decisions Received. **89 - 95**
Planning and Enforcement Appeals Decisions Received
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
Enforcement Delegated Decisions.

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

26th October 2017