

**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, 16th 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 19th October 2017.

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REPORTS OF SERVICE DIRECTOR, PLANNING

5. APPLICATIONS RECOMMENDED FOR APPROVAL

- (1). Application No. 15/1635 - Erection of two wind turbines with a tip maximum height of 125m, associated infrastructure, transformer cabin and access track, including access via the public highway and across Cribin Ddu Farm and Llwyncelyn Farm. (Additional Visualisations Received 7th August 2017), Llwyncelyn Farm, Hafod Lane, Porth. **9 - 47**
- (2). Application No. 16/1226 - Retention of offices, associated car park, new vehicular access and boundary fencing. Construction of new gatehouse, Unit 16 Earthmovers House, Llantrisant Business Park, Llantrisant, Pontyclun. **47 - 56**
- (3). Application No. 16/1251 - Construction of new Vehicle Repair and Maintenance Workshop, Fuelling Station and associated concrete slab areas, Unit 16 Earthmovers House, Llantrisant Business Park, Llantrisant, Pontyclun. **56 - 66**
- (4). Application No. 17/0462 - 9 new residential dwellings with garage and associated works together with the replan of Plot 37 on the previously approved development Ref: 14/1283/10 (Ecological information received 04/09/17, amended layout and housing number plans received 09/10/17), land to the north of Nant Arian, Church Village **67 - 84**

- (5) Application No. 17/0614 - Installation of a modular self-service launderette facility within the demise of Texaco Petrol Station (retrospective), Clearway Texaco Petrol Station, Llantrisant Road, Llantwit Fardre, Pontypridd. **85 - 92**
- (6) Application No. 17/0981 - Variation of Condition 3 of previously approved application 15/0777/10 to extend the time period for an additional 5 years to 30 years and Removal of Condition 19 for a scheme for the provision and content of a sign/board, Berthllwyd Farm, Maendy Road, Pen-Y-Coedcae, Pontypridd.. **92 - 101**
- (7) Application No. 17/1043 - Change of use from C3 to C4 HMO, 5 Kingsland Terrace, Treforest, Pontypridd.. **102 - 107**
- (8) Application No: 17/0171 – Variation of Condition 1 of Application 16/1019/10 – to extend the temporary period (maximum 1 year as at 23rd October 2016) for an additional 24months with effect from 23rd October 2017, Cardiff Road Surgery, 8 Cardiff Road, Mountain Ash **107 - 111**
- (9) Application No. 17/1092 - Change of use from C3 to C4 (3 bed house to 4 bed HMO), 87 Wood Road, Treforest, Pontypridd. **111 - 118**

6. DEFERRED APPLICATIONS

- (1) Application No: 17/0801 – A residential Development with associated works (Amended site plan and engineering layout received 06/09/17). Land off CARDIFF Road , Cwm Cynon North, Mountain Ash. **119 -140**

7 REPORT FOR INFORMATION

To inform Members of the following, for the period 23/10/2017 and 03/11/2017. **141 -147**
 Planning and Enforcement Appeals Decisions Received.
 Planning and Enforcement Appeals Decisions Received
 Delegated Decisions Approvals and Refusals with reasons.
 Overview of Enforcement Cases.
 Enforcement Delegated Decisions.

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

9th November 2017