

**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, 4TH January 2018** 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 16th November 2017.

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5. APPLICATIONS RECOMMENDED FOR APPROVAL

- (1) Application - 16/0405 - Refurbishment of existing premises to create 2no. retail units and 2no one bedroom flats along with a new access stairwell and improved parking facilities to the side of the premises (Amended description) (Amended plans received 30/08/17.), Southgate English & Chinese Takeaway, 3 Cardiff Road, Llantrisant, Pontyclun. **7 - 16**
- (2) Application - 16/0994 - Change of use of land to car park for staff parking and storage of sales vehicles in association with adjacent Trade Centre Wales car showroom site, including retention of new access off A4054, bus shelter and security fencing and replacement security flood lighting scheme (retrospective), The Field Site, Cilfynydd Road, Abercynon, Mountain Ash. **16 - 28**
- (3) Application - 16/0997 - Retention of existing site levels and valet structures and replacement security flood lighting scheme (retrospective) (Lighting Impact Assessment Report received 29/06/17), Trade Centre Wales, Cilfynydd Road, Abercynon, Mountain Ash. **28 - 43**
- (4) Application - 16/1051 - Retention of advertisements located throughout site **43 - 61**

(23 no. signs on building, 45 no. lighting column signs, 9 no. flagpole signs, 1 no. freestanding sign at site entrance, 1 no. entrance archway) (retrospective), Trade Centre Wales, Cilfynydd Road, Abercynon, Mountain Ash

- (5)** Application - 17/0365 - Application for Approval of Reserved Matters to construct 17 no. dwellings, land at Brynna Woods, adjoining Brynna Road, Brynna, Llanharan. **62 - 73**
- (6)** Application - 17/1059 - Application for the erection of Class B1/B2/B8 units and associated parking and servicing. (Flood Consequences Assessment received 16/11/17), Unit 12, Hepworth Business Park, Talbot Green, Pontyclun. **73 - 81**
- (7)** Application - 17/1147 - Variation of Condition 2 of planning permission 15/1057 - Erection of 8 affordable residential flats, car parking, landscaping and associated works - land off Forge Lane, Pentre, Land at Forge Lane, Pentre. **81 - 90**
- (8)** Application - 17/1154 - Extra Care Housing incorporating 40 new extra care apartments, communal facilities, landscaping and parking provision, 27 Club Street, Aberaman, Aberdare. **90 - 104**
- (9)** Application - 17/1168 - Change of Use - A1 to A3. We are proposing to develop the property into a freehouse micro-pub and bottle-shop. Minor changes to the exterior of the premises to include a painted sign and semi-frosted glass. Internally, the only changes will be the addition of a bar and display to the rear, seating, decoration and additional display shelving/fridges, 30c Cowbridge Road, Pontyclun. **104 – 113**
- (10)** Application - 17/1201 - Change of use of dwelling house (Class C3) to HMO (Class C4), 53 Kingsland Terrace, Treforest, Pontypridd. **113 – 118**
- (11)** Application – 17/1240 – Proposed erection of 6no. floodlighting columns and associated works.(The relocation and resurfacing of existing sports pitch, resurfacing of existing emergency access track, replacement of existing fencing and associated drainage infrastructure works are to be commenced under the Permitted Development Order but are included in this application for completeness) Ferndale Community School, Excelsior Terrace, Maerdy, Ferndale. **118 - 126**

6. REPORT FOR INFORMATION

To inform Members of the following, for the period /2017 and /2017.Planning 127 – 142
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.

7. 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, W.
Owen G. Hughes, P.Jarman, D. Williams, J.Williams and S. Powell

27th December 2017