



**CYNGOR BWRDEISTREF SIROL**  
**RHONDDA CYNON TAF**  
**COUNTY BOROUGH COUNCIL**

**COMMITTEE SUMMONS**

C Hanagan  
Service Director, Cabinet & Public Relations  
Rhondda Cynon Taf County Borough Council  
The Pavilions  
Cambrian Park  
Clydach Vale CF40 2XX

Meeting Contact: Hannah Williams - Executive and Regulatory Business Unit (01443 424062)

A meeting of the **Planning and Development Committee** will be held at the **(Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX)** on **THURSDAY, 5TH APRIL, 2018** at **5.00 PM**.

MEMBERS OF THE PUBLIC MAY REQUEST THE FACILITY TO ADDRESS THE COMMITTEE AT THEIR MEETING ON THE BUSINESS LISTED. IT IS KINDLY ASKED THAT SUCH NOTIFICATION IS MADE TO [\*\*PLANNINGSERVICES@RCTCBC.GOV.UK\*\*](mailto:PLANNINGSERVICES@RCTCBC.GOV.UK) BY 5PM ON TUESDAY, 3 APRIL 2018, INCLUDING STIPULATING WHETHER THE ADDRESS WILL BE IN WELSH OR ENGLISH.

THE ORDER OF THE AGENDA MAY BE SUBJECT TO AMENDMENT TO BEST FACILITATE THE BUSINESS OF THE COMMITTEE

**AGENDA**

**1. DECLARATION OF INTEREST**

To receive disclosures of personal interest from Members in accordance with the Code of Conduct.

**Note:**

1. Members are requested to identify the item number and subject matter 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 a 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**

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 Planning and Development Committee held on the 8<sup>th</sup> March, 2018.

**5 - 20**

## **APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING**

### **5. APPLICATION NO: 17/0555**

Demolition of 'Block F' (Former Woodworking Block). (Additional reports/details received on the 11/10/17) (Justification for Demolition Statement received 27/02/18). Block F (former woodworking block) at former Coed Y Lan Comprehensive School site, Lanpark Road, Pontypridd.

**21 - 32**

### **6. APPLICATION NO: 17/1143**

Timber decking to rear (smoking area), timber decking to front plus facilities for beer garden Jac's Aberdare, Bryngolwg House, Wind Street, Aberdare, CF44 7LL.

**33 - 38**

### **7. APPLICATION NO: 17/1156**

Construction of 7No detached houses with integral garages together with road widening. Site of Former Abertaf Junior & Infants Schools, Troedpennar Terrace, Abercynon, CF45 4TS.

**39 - 50**

- 8. APPLICATION NO: 17/1359**  
Change of use from D1 non-residential institution to 6no C3 dwellings with a 2 storey infill. Ynysangharad Surgery, 70 Ynysangharad Road, Pontypridd, CF37 4DA.  
**51 - 60**
- 9. APPLICATION NO: 18/0018**  
Proposed residential development (amended plans received 29/01/18 and 14/02/18 and amended description received 13/02/18). Blake Street, Maerdy, Ferndale, CF43 4AH.  
**61 - 78**
- 10. APPLICATION NO: 18/0035**  
Proposed Change of Use from A1 Shop to A3 Takeaway. Shop 2 Curves, Victoria Buildings, Berw Road, Tonypanydy, CF40 2HD  
**79 - 86**
- 11. APPLICATION NO: 18/0056**  
Change of use from a dwelling (C3) to a care home (C2) (Amended red line boundary and parking layout plan received 23/02/18) (Further amended red line boundary plans received 19/03/18 which removes grass verge between existing and proposed parking spaces). 31 Mountain View, Tonyrefail, Porth, CF39 8JG.  
**87 - 98**
- 12. APPLICATION NO: 18/0091**  
Change of use from dwelling house (C3) to 7 bed House in Multiple Occupation. Delfan, New Park Terrace, Treforest, Pontypridd, CF37 1TH  
**99 - 106**
- 13. APPLICATION NO: 18/0120**  
Removal/Variation of Conditions 8, 9 & 10 (Sustainable Homes) of previously approved application 13/0064/10 (Construction of 4 no semi detached houses 3 no 2 bedroom and 1 no 3 bedroom). Land Adjacent To Clos-Y-Carw, Llantwit Fardre, CF38 2BP.  
**107 - 116**

## **INFORMATION REPORT**

**14. INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**

To inform Members of the following, for the period 05/03/2018 – 16/03/2018.

Planning and Enforcement Appeals Decisions Received.

Delegated Decisions Approvals and Refusals with reasons.

Overview of Enforcement Cases.

Enforcement Delegated Decisions.

**117 - 126**

## **15. URGENT BUSINESS**

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.

### **Service Director, Cabinet & PR**

#### **Circulation:-**

#### **Members of the Planning & Development Committee**

The Chair and Vice-Chair of the Planning & Development Committee  
(County Borough Councillor S Rees and County Borough Councillor G Caple respectively)

County Borough Councillors: Councillor J Bonetto, Councillor P Jarman,  
Councillor D Grehan, Councillor G Hughes, Councillor A Davies-Jones,  
Councillor J Williams, Councillor D Williams, Councillor S Powell and Councillor W Owen

Development Control Manager  
Director of Regeneration & Planning  
Service Director, Planning  
Development Control Manager  
Highways Development Control Manager  
Head of Legal Planning & Environment