



**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, 19TH 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, 17 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 15<sup>th</sup> March, 2018.

5 - 12

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

### **5. APPLICATION: 14/1128**

Variation of Condition 2 and removal of Conditions 47, 48 and 49 of planning permission 12/1102/10 to allow minor alterations to the approved plans comprising a reduction in net sales area, internal and external alterations to the approved store and alterations to the layout of plant within the service yard, Sainsburys Supermarkets Ltd, Land South of A473, Talbot Green.

13 - 78

### **6. APPLICATION: 16/1028**

Conversion of adjoining storage barn to living accommodation and associated new opening

- Installing new window in existing opening
- Installing new external door in existing opening
- Replacement windows
- New internal opening connecting living room and kitchen
- Re-roofing porch
- General maintenance.

Pantyddrainan Farm, Llantrisant Road, Castellau, Beddau, Pontyclun.

79 - 90

**7. APPLICATION: 16/1040**

Listed Building Consent for the following:-

- Conversion of adjoining storage barn to living accommodation and associated new opening
  - Installing new window in existing opening
  - Installing new external door in existing opening
  - Replacement windows
  - New internal opening connecting living room and kitchen
  - Re-roofing porch.
  - General maintenance,
- Pantyddrainan Farm, Llantrisant Road, Castellau, Beddau, Pontyclun.

**91 - 100**

**8. APPLICATION: 18/0117**

Proposed rear kitchen extension, 19 Charles Street, Trealaw, Tonypandy.

**101 - 106**

**9. APPLICATION: 18/0175**

Change of use to include A3 Cafe, in addition to existing use, and refurbishment and re-design of shopfront, 325 - 326 Cardiff Road, Aberaman, Aberdare.

**107 - 114**

**10. APPLICATION: 18/0294**

Section 73 application to modify Condition 2 of planning consent 17/0131/08 to include the following: amendment of alignment of upper Miskin Road; provision of open eastern backspan to River Cynon and Rail Bridge B1; change of Retaining Wall S2 from vertical concrete to sloping grass; change of Retaining Wall S1 to retain existing masonry wall, Land At Miskin Road And New Road, Mountain Ash.

**115 - 164**

**APPLICATIONS RECOMMENDED FOR REFUSAL BY THE SERVICE DIRECTOR, PLANNING**

**11. APPLICATION: 17/1334**

Change of use of the land for the keeping of horses and proposed construction of stables (Amended Description 18/01/18) (Amended Plan Received 12/02/18), land adjacent to Pen-Y-Bryn Bungalow, Penrhiwfer Road, Penrhiw-Fer, Tonypandy.

**165 - 174**

**12. APPLICATION: 18/0097**

Proposed change of use of domestic garage to small retail business, 2 Ruperra Street, Llantrisant, Pontyclun.

**175 - 180**

## **SITE INSPECTION**

### **13. APPLICATION: 17/0922**

Proposed development is for a temporary agricultural dwelling on the land that is owned by the applicant, Top Yard, Tir Y Gelli Farm, Gelli-Wrgan Road, Mountain Ash, Pontypridd.

**181 - 202**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 19/03/2018 and 06/04/2018.

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.

**203 - 214**

### **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

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