



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, 17TH MAY, 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 BY 5PM ON TUESDAY, 15 MAY 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 5th April, 2018.

5 - 16

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 18/0165

Proposed detached dwelling, land opposite and to the south of 13 to 18 Baptist Square, Blaenllechau, Ferndale.

17 – 28

6. APPLICATION: 18/0225

Erection of garage for domestic use, Ty Seren, Emlyn Close, Thomastown, Tonyrefail, Porth.

29 - 34

7. APPLICATION: 18/0321

Demolition of existing store & construction of one pair of semi detached dwellings (re-submission), Former Workshop & Store, 85a Penrhiwfer Road, Tonyrefail.

35 - 46

DEFERRED APPLICATIONS

8. 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.

47 - 60

9. APPLICATION: 18/0097

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

61 - 68

INFORMATION REPORT

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

To inform Members of the following, for the period 09/04/2018 and 04/05/2018.

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.

69 - 86

11. 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