



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, 14TH JUNE, 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, 12 JUNE 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 19th April, 2018.

5 - 16

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 16/0753

Residential development on the site of the Llanhari Chapel and Vestry. Chapel to be converted into 2 new residential properties, Vestry to be refurbished into new dwelling. New vehicle access and parking provisions to be made on the site to provide off street parking facilities (amended description and plans received 03/10/17). (amended layout plan, received 15/02/18), Llanhari Chapel Site, Addison Avenue, Llanhari, Pontyclun.

17 - 28

6. APPLICATION: 17/0693

Proposed new 2 storey offices and workshop (Amended location plan received 11th April 2018), Plot D9, Heol Crochendy, Treforest Industrial Estate.

29 - 40

7. APPLICATION: 17/1315

Retain single stable and hay store/tack room and pigeon loft (Revised and corrected plans received 27/4/18), land to the rear of 4, Littlewoods, Abercynon.

41 - 46

8. APPLICATION: 17/1351

Proposed erection of 8 No. 3 bed dwellings with associated off street parking and amenity space, land at Salisbury Road, Abercynon, Mountain Ash.

47 - 62

9. APPLICATION: 18/0177

Connecting link for Gallop, Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd.

63 - 72

10. APPLICATION: 18/0178

Proposed works to maintain and improve access track into Garth Isaf Farm. Widening of verge to east of junction. Construction of retaining masonry wall. Installation of entrance gates, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd.

73 - 82

11. APPLICATION: 18/0206

Proposed 3 bedroom dwelling. (Amended plans and redline boundary received 23/04/18), land adj to 7 James Street, Godreaman, Aberdare.

83 - 92

12. APPLICATION: 18/0267

Proposed use as a supported living property for 7 residents and associated staff facilities (C2 Residential Care Home) (Amended description and further supporting statements submitted), Danycraig, 11 Vicarage Road, Penygraig, Tonypany.

93 - 100

13. APPLICATION: 18/0353

Outline planning application (with all matters reserved other than access) for a residential development of up to 93 dwellings and associated works, land at Pentwyn Cynon Farm, Hirwaun.

101 - 116

14. APPLICATION: 18/0407

Proposed change of use from offices (B1) and retail (Class A1) to bar/restaurant (A3). (Amended description of development 17/05/18), Ty Carreg, Cowbridge Road, Pontyclun.

117 - 124

SITE INSPECTION

15. APPLICATION: 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.

DEFERRED APPLICATION**16. APPLICATION: 17/1201/10**

Change of use of Dwelling House (Class C3) to a House in Multiple Occupation (Class C4), 53 Kingsland Terrace, Treforest, Pontypridd.

147 - 158

INFORMATION REPORT**17. INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**

To inform Members of the following, for the period 07/05/2018 and 01/06/2018.

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.

159 - 176

18. 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 J Williams, Councillor S Powell,
 Councillor W Owen, Councillor Owen-Jones and Councillor J Brencher

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