



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 JULY, 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 JULY 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 17th May, 2018.

5 - 12

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 18/0193

Proposed erection of 10 domestic garages, land rear of Maes Y Coed Primary School, Pontypridd.

13 - 20

6. APPLICATION: 18/0314

Hybrid Planning Application to deliver a rolling stock depot on the existing Garth Works Industrial Estate site comprising of the following: Part A: Full planning application for the demolition of existing warehouses on the existing Garth Works Industrial Estate site. Part B: Outline planning application to provide a rolling stock depot comprising of a warehousing building, stabling area accommodating rolling stock, substation, wash down point, sanding facility and delivery tracks, ancillary workshop and offices, decked car parking providing a maximum of 214 car parking spaces, demolition and relocation of existing railway footbridge and platforms, and associated landscaping, highways and access infrastructure works, land at The Garth Works Industrial Estate, Taffs Well.

21 - 72

7. APPLICATION: 18/0472

Change of use to D2 dance studio with ancillary A1 & A3 use, Edwards Coaches, Newtown Industrial Estate, Llantwit Fardre, Pontypridd.

73 - 80

8. APPLICATION: 18/0475

Proposed Change of Use from A1 shop to A3 Take Away on ground floors and retain existing flats over with new front access and proposed rear car parking, 134 Bute Street, Treorchy.

81 - 90

9. APPLICATION: 18/0482

Proposed Change of Use from A1 shop to A3 Take Away on ground floor and retain existing flat over with new front access and proposed rear car parking, 135 Bute Street, Treorchy.

91 - 100

10. APPLICATION: 18/0515

Proposed alterations to first floor existing office and residential flat into 3 x 1 bedroom residential flats, Lewis and Wigley Optometrists, 16 Oxford Street, Mountain Ash.

101 - 108

DEFERRED APPLICATION

11. APPLICATION: 18/0018/13

Proposed residential development. Blake Street, Maerdy, Ferndale, CF43 4AH.

109 - 140

INFORMATION REPORT

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

To inform Members of the following, for the period 04/06/2018 and 22/06/2018.

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.

141 - 154

13. 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 J Harries and Councillor R Yeo

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