



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, 16TH AUGUST, 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, 14 AUGUST 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 July, 2018.

7 - 22

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 17/0771

Variation of condition 11 (Approved Drawings) of previously approved planning application 13/0901/10 (Installation and operation of a solar farm and associated infrastructure)
Penrhiw Cradoc Farm, Llanwonno Road, Mountain Ash, CF45 3UX

23 - 66

6. APPLICATION: 18/0363

Outline planning application (with all matters reserved) for a proposed residential development (re-submission). Bodwenarth Quarry, Bedw Road, Cilfynydd, Pontypridd

67 - 82

7. APPLICATION: 18/0499

Conversion of existing dwelling to 3 no. self-contained flats. Assam House, 71 Cardiff Road, Taffs Well, Cardiff, CF15 7RD

83 - 90

8. APPLICATION: 18/0512

Change of use and alterations to provide office units and storage/distribution units. Treforest Textiles Printers Ltd, Unit E6, Main

- Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UR
- 91 - 102**
- 9. APPLICATION: 18/0513**
- Construction of a 12,409 sq m NIA / 14,844 sq m GIA Use Class B1 office building with associated parking and access. Plot G13, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5YR
- 103 - 134**
- 10. APPLICATION: 18/0516**
- Change of use of land to car park. Plot G6.9b Treforest Industrial Estate, Nantgarw.
- 135 - 158**
- 11. APPLICATION: 18/0523**
- Variation of condition 2 (approved plans/drawings) and 7 (wind turbine configuration) of previously approved planning application 13/0663/10 to increase the overall tip height of the 3 turbines from 146.5m to 149.9m. Craig Yr Aber, Land to the North East of Forch-Orky, Treorchy, CF42 6TF
- 159 - 230**
- 12. APPLICATION: 18/0564**
- Two storey rear extension, three garages to rear of property. 32 Amelia Terrace, Llwynypia, Tonypandy, CF40 2HR
- 231 - 236**
- 13. APPLICATION: 18/0574**
- Listed Building Consent for change of use and alterations to provide office units and storage/distribution units. Treforest Textiles Printers Ltd, Unit E6, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UR
- 237 - 244**
- 14. APPLICATION: 18/0576**
- The construction of extensions to the existing building to provide additional production, warehousing and office space along with alterations to the external parking areas. Unit 49, Main Avenue, Hirwaun Industrial Estate, Hirwaun, CF44 9UP.
- 245 - 254**
- 15. APPLICATION: 18/0663**
- Two storey and single storey extension to rear of property, first floor to be converted to a two bedroom self contained flat (resubmission of 17/1319/10).
5 Lionel Terrace, Rhydyfelin, Pontypridd, CF37 5HR.
- 255 - 266**

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE SERVICE DIRECTOR, PLANNING

16. APPLICATION: 18/0537

Additional use of lower ground level church hall to include small workshop for furniture upcycling. (Re-submission of 18/0104/10). St Lukes Church, Bedw Road, Cilfynydd, Pontypridd

267 - 272

SITE INSPECTION

17. 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. Llanhari Chapel Site, Addison Avenue, Llanharan, Pontyclun, CF72 9LQ.

273 - 290

DEFERRED APPLICATIONS

18. APPLICATION: 17/1236/10

Construction of a detached bungalow. 21 Trenos Gardens, Llanharan, Pontyclun, CF72 9SZ.

291 - 300

INFORMATION REPORT

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

To inform Members of the following, for the period 23/07/2018 and 03/08/2018.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals with reasons.

301 - 310

20. 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