



CYNGOR BWRDEISTREF SIROL
RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL

COMMITTEE SUMMONS

C Hanagan
Director of Communications & Interim Head of Democratic Services
Rhondda Cynon Taf County Borough Council
The Pavilions
Cambrian Park
Clydach Vale CF40 2XX

Meeting Contact: Hannah Williams - Council Business Unit, Democratic Services (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, 18TH OCTOBER, 2018** at **5.00 PM**.

NON-COMMITTEE MEMBERS AND 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, 16 OCTOBER 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 6TH September, 2018.

5 - 12

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 18/0067

Demolition of existing gospel hall (D1) and construction of two-storey building in its place to accommodate B1 office at ground floor level with a one bedroom, self contained flat at first floor level (amended plans and description received 13/03/18, ecology report received 22/08/18, Coal Mining Risk Assessment received 04/09/18), Place of Worship, Cardiff Road, Glan-Y-Llyn, Taffs Well.

13 - 28

6. APPLICATION: 18/0209

Indoor Equestrian Arena for use solely with existing livery yard (part retrospective), Livery Stables and Ménage, Craig Yr Allt Farm, Uplands, Nantgarw, Taffs Well.

29 - 40

7. APPLICATION: 18/0856

Installation of a new pedestrian footbridge across the River Taff, linking Ynysangharad Park with the Taff Vale Redevelopment (Permission Ref: 17/0793/08). The proposals include the demolition of the former changing rooms (adjacent to site of former day-centre) and the removal of existing vehicular ramp to the lower informal parking area, former Taff Vale Shopping Centre, Taff Street, Pontypridd.

41 - 60

8. APPLICATION: 18/0909

Proposed new park and ride facility in association with Abercynon Railway Station, creating 311 no. off-street vehicle parking spaces and including the closing up of the two western junctions and alterations to the eastern junction off the existing business park access road, land at Navigation Park, Abercynon, Mountain Ash.

61 - 74

9. APPLICATION: 18/0943

2 No. dormer windows to rear of granny annexe, 17 Afon Dar Close, Gadlys, Aberdare.

75 - 80

10. APPLICATION: 18/0954

Construction of a pond, Cwm Mill, Heol Ffrwd Philip, Efail Isaf, Pontypridd.

81 - 88

11. APPLICATION: 18/0982

Variation of condition 1 of application 17/1071/15 to extend the current temporary permission for the portacabins to remain for a further 24 months with effect from 23 October 2018. Cardiff Road Surgery, 8 Cardiff Road, Mountain Ash.

89 - 94

SITE INSPECTION

12. APPLICATION: 18/0187/10

The proposed demolition of existing building and new development of 15 no. apartments and associated works. Empire Garage, Lanelay Road, Talbot Green, Pontyclun, CF72 8HY.

95 - 120

DEFERRED APPLICATION

13. APPLICATION: 13/0350

Variation of Section 106 Agreement dated 24th March 2014 relating to land at Parc Eirin, Tonyrefail.

121 - 144

INFORMATION REPORT

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

To inform Members of the following, for the period 07/09/2018 and 05/10/2018.
Planning and Enforcement Appeals Decisions Received
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
Enforcement Delegated Decisions.

145 - 170

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.

Director of Communications & Interim Head of Democratic Services

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, Communications & Interim Head of Democratic Services
Director, Regeneration, Planning & Housing
Service Director, Planning
Development Control Manager
Development Control Manager
Highways Development Control Manager
Head of Legal Planning & Environment