



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, 8TH NOVEMBER, 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, 6 NOVEMBER 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 20th September, 2018.

5 - 12

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 18/0222

Extension of the existing dwelling through the creation of a new second floor and roof space, along with granny annexe at lower ground floor (internally linked) and associated hard and soft landscaping, Otters Brook Lodge, Ivor Park, Brynsadler, Pontyclun.

13 - 20

6. APPLICATION: 18/0704

Change of use of existing building from private members club to separate hot food takeaway/restaurant and public house at ground floor level with separate function room at first floor level for A3 use, Royal British Legion Club, Bethania Place, Cwmbach, Aberdare.

21 - 28

7. APPLICATION: 18/0736

Proposed residential development of 30 dwellings to include new access from Llantrisant Road, new footpath/cycleway link to Capel Hill and associated works including attenuation ponds, Former Hillside Site, Llantrisant Road, Tonyrefail.

29 - 46

8. APPLICATION: 18/0755

Proposed raised decked area to rear of property (retrospective) (Amended Plans received 04/10/18), 3 Dare Road, Cwmdare, Aberdare.

47 - 52

- 9. APPLICATION: 18/0835**
 Detached double storey garage (amended plans received 16/09/18), 7 Tan-Yr-Allt, Cross Inn, Llantrisant, Pontyclun. **53 - 58**
- 10. APPLICATION: 18/0897**
 Outline consent for residential use on land (all matters reserved) (Amended Plans Received 01/10/18), land to the east of 1 Elm Street, Abercwmbol, Aberdare. **59 - 66**
- 11. APPLICATION: 18/0898**
 Change to layout of approved car wash (17/0570/10) and provision of canopy with flood lighting and concrete car park area, Ferndale Upholstery, Oakland Terrace, Ferndale. **67 - 74**
- 12. APPLICATION: 18/1001**
 Single storey warehouse extension to western side of existing warehouse unit, Unit 48 C Swantex Paper Company, Hirwaun Industrial Estate, Hirwaun, Aberdare. **75 - 84**
- 13. APPLICATION: 18/1074**
 The approval detailed layout of plot C3, construction of B1/B2/B8 employment unit with ancillary office accommodation, Former Coedely Colliery, off A4119, Tonyrefail. **85 - 94**

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE SERVICE DIRECTOR, PLANNING

- 14. APPLICATION: 18/0791**
 To enable the temporary access to and from the Porth Relief Road (Ref 17/1118/10) to become a permanent left in / left out only access, Morrisons Superstore, Pontypridd Road, Porth. **95 - 100**

DEFERRED APPLICATIONS

- 15. APPLICATION: 13/0350**
 Variation of Section 106 Agreement dated 24th March, 2014 relating to land at Parc Eirin, Tonyrefail. **101 - 126**

16. 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.

127 - 142

INFORMATION REPORT

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

To inform Members of the following, for the period 08.10.2018 and 26.10.2018:

Planning and Enforcement Appeals Decisions Received,
Delegated Decisions, Approvals and Refusals with reasons,
Overview of Enforcement Cases,
Enforcement Delegated Decisions.

143 - 154

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.

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 of 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