



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, 22ND 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, 20 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 18th October, 2018.

5 - 16

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 17/0638

Proposed construction of new 4 bedroom bungalow including improvements to existing access and offsite connections to existing sewers (Affecting Public Right of Way RAN/32/1) (Amended description, plans and documents received 27/11/17) Calfaria, Bridgend Road, Llanharan, Pontyclun.

17 - 28

6. APPLICATION: 18/0749

Construction of 3 no. pairs of semi detached houses and 3 no. detached houses with garages, together with private drive access (amended site layout plan received 07/09/18). Land Off Penderyn Road, Hirwaun, Aberdare.

29 - 42

7. APPLICATION: 18/0797

Redevelopment of vacant site for 22 no. dwellings together with associated access, car parking and landscaping (amended site layout plan received 16/10/18), Land Between Manchester Place & Langland Close, Hirwaun.

43 - 58

8. APPLICATION: 18/0872

Proposed residential development and associated highway access, provision of an onsite school and ancillary uses and works on land at Ystrad Barwig Isaf, Ystrad Barwig Isaf Farm, Crown Hill, Llantwit Fardre, Pontypridd.

59 - 102

9. APPLICATION: 18/1043

A single storey rear extension, two storey frontal extension along with the re-siting of the front garden wall, Ty Gwyn, 2 Rock Cottages, Graigwen, Pontypridd.

103 - 108

INFORMATION REPORT

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

To inform Members of the following, for the period 29th October, 2018 and 9th November, 2018:

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

109 - 120

11. 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