



**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, 6TH DECEMBER, 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, 4 DECEMBER 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 the 8<sup>th</sup> November, 2018.

**5 – 16**

## **APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING**

### **5. APPLICATION: 17/1165**

Proposed erection of 2 semi detached 2 bedroom dwellings, including entrance drive ways, land adjacent to Brook Street, Mountain Ash.

**17 – 26**

### **6. APPLICATION: 18/1037**

Variation of conditions 2 (approved plans) and 6 (means of access) of previously approved planning application 17/0632/10 (appeal ref APP/L6940/A/17/3191412) to allow changes to the front curtilage of Calgarwyn to include re-design and re-siting of garage, changes to vehicular access, construction of retaining wall and landscaped area and boundary line change between Calgarwyn and Plot 3, Calgarwyn, Cwmyrnysminton Road, Llwydcoed, Aberdare.

**27 – 36**

### **7. APPLICATION: 18/1109**

Change of use from shop to A3 takeaway, 66 Gelligaled Road, Ystrad, Pentre.

**37 - 44**

**8. APPLICATION: 18/1142**

Variation of condition 2 of planning consent 17/0695/08: 1. Revision of existing site entrance, 2. Repositioning of additional on-site car parking and drop off, 3. Repositioning of MUGA and gardening area, 4. Removal of proposed vehicular entrance from Graiglwyd and 5. Removal of proposed conversion of existing tarmacadam playground for parking and drop off, Maesgwyn Special School, Cwmdare Road, Cwmdare, Aberdare.

**45 – 52**

**9. APPLICATION: 18/1165**

Convert defunct paddling pool into a water play area (splash play) Aberdare Park, Glan Road, Gadlys, Aberdare.

**53 – 58**

**APPLICATIONS RECOMMENDED FOR REFUSAL BY THE SERVICE  
DIRECTOR, PLANNING**

**10. APPLICATION: 18/1127**

New detached garage and garden room, Coed Celyn, Tyla Garw, Tyle Garw, Pontyclun.

**59 – 64**

**INFORMATION REPORT**

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

To inform Members of the following, for the period **12<sup>th</sup> November, 2018 – 23<sup>rd</sup> November, 2018:**

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

**65 – 76**

**12. 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