



**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, 24TH JANUARY, 2019** 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, 22 JANUARY 2019, 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 20<sup>th</sup> December, 2018.

**5 - 16**

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

### **5. APPLICATION: 18/0905**

Outline permission to erect one detached dwelling with associated parking and amenity space. (All Matters Reserved), land west of High Street, Ynysybwll, Pontypridd.

**17 - 26**

### **6. APPLICATION: 18/1030**

Re-profiling of 4.7 hectares of land to improve landscape and agricultural production, and provide menage and amenity lake (Amended site location – red-line boundary plan received 06/11/18), Farmhouse, Garth Isaf Farm, Heol Ffrwd Philip, Efail Isaf, Pontypridd.

**27 - 40**

### **7. APPLICATION: 18/1202**

Variation of condition 2 (Approved plans) of permission 17/1338/10 to substitute approved layout and cross sections to enable minor repositioning of dwellings and alterations to rear gardens, land adjacent to 26 Llwynmadoc Street, Pontypridd.

**41 - 50**

### **8. APPLICATION: 18/1205**

Demolition of existing building and the erection of 8 no. affordable residential dwellings over three storeys, car parking and associated works, Former Pentre Hotel, Llewellyn Street, Pentre.

**51 - 64**

## **SITE INSPECTION**

### **9. APPLICATION: 18/1079**

Residential development (Outline), land east of and adjacent to the junction of Brynmair Road and Fforchaman Road, Cwmaman, Aberdare.

**65 - 78**

### **10. APPLICATION: 18/1080**

Residential Development (Outline), land adjacent to junction of Gwladys Street and Heol Keir Hardie, Penywaun, Aberdare.

**79 - 90**

### **11. APPLICATION: 18/1083**

Residential development (Outline), land to the rear of Brecon Road & Adjacent to Long Meadow Close, Hirwaun.

**91 - 104**

## **DEFERRED APPLICATIONS**

### **12. APPLICATION: 15/0275**

Conversion of a disused barn to single residential unit. (Revised Supporting Statement received 29/05/15) (Additional information has been submitted by the applicant in relation to this application), Trefechan Farm, Cilfynydd, Pontypridd.

**105 - 122**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period **17/12/2018** and **11/01/2019**:

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

**123 - 136**

### **14. 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