



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, 21ST FEBRUARY, 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, 19 FEBRUARY 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 10th January, 2019.

5 - 16

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 18/0393

Construction of apartment block accommodating 9 no. self-contained residential flats (outline) (amended plans, application form and description received 29/10/18), land adjacent to 209 Ystrad Road, Pentre.

17 - 28

6. APPLICATION: 18/0408

Phase 1 - Development consisting of a Business/Industrial Park extension on a green field site off Llantrisant Business Park (amended plans / information received 15/08/18), land at Tal Y Fedw, Llantrisant Business Park, Llantrisant, Pontyclun.

29 - 46

7. APPLICATION: 18/1182

Proposed Residential Development, car parking and associated works. (amended plans and information received 30th January 2019), Bryncae Industrial Estate, Bridgend Road, Bryncae, Llanharan.

47 - 66

8. APPLICATION: 18/1207

Details of layout, house designs, access, appearance, landscape, materials, drainage and parking layout (42no.dwellings). Revised layout received 31st January 2019, land at end of Godreaman Street, Aberaman, Aberdare.

67 - 78

9. APPLICATION: 18/1258

Demolition of existing building and erection of 34 affordable residential units, access route, car parking, landscaping and associated works, RCT Heddfan Buildings, Ilan Avenue, Rhydyfelin, Pontypridd.

79 - 96

10. APPLICATION: 18/1314

Variation of Condition to the design, details of the road layout, street lighting, surface water, drainage and highway structures, land at end of Godreaman Street, Aberaman, Aberdare.

97 - 108

11. APPLICATION: 18/1342

Proposed alterations to external elevations with the addition of a new porch, new bi-folding doors, external seating area and replacing of existing extraction equipment like for like, The Windsor, Llantrisant Road, Pontyclun.

109 - 114

12. APPLICATION: 18/1375

Development to provide 60 no. 1 and 2 bedroom extra care apartments and communal facilities for the over 50s, together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping, refuse and cycle storage, and other ancillary development, Former Magistrates Courts, Union Street, Graig, Pontypridd.

115 - 130

13. APPLICATION: 18/1396

Single story demountable nursery, Ynyswen Infants School. Ynyswen Road, Ynyswen, Treherbert, Treorchy.

131 - 136

DEFERRED APPLICATION

14. APPLICATION: 18/0956

Demolition of existing workshop/garage and construction of single dwelling. 1 Ruperra Street, Llantrisant, Pontyclun, CF72 8EX.

137 - 148

INFORMATION REPORT

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

To inform Members of the following, for the period 14/01/2019 and 08/02/2019:

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

149 - 168

16. 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