



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 MARCH, 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 MARCH 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 21st February, 2019.

5 - 16

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING

5. APPLICATION: 18/0334

Reserved Matters application for 1st phase of Parc Llanilid (10/0845/34) to include 216 residential dwellings and associated landscaping, re-profiling, access and highway works and subsequent discharge of conditions (16/20/21/25/26/31/35/36/37/48 as imposed on 10/0845/34). Amended application site red line plan (PL01 Rev 'E') received 14/08/2018. Revised description 03/09/2018, land to the north of the A473, Llanilid.

17 - 46

6. APPLICATION: 18/0449

Residential development of 25 dwellings together with associated highway and landscaping works, land at The Pavilions, Darran Road, Mountain Ash.

47 - 64

7. APPLICATION: 18/1112

Change of use of land from vacant to residential garden, including proposed triple garage with driveway and three parking spaces to serve the residential property as part of approved reserved matters reference 12/0006/16. (Amended Plans Received 07/02/19), J Talbot Groundwork Ltd Portakabin, Nant-Y-Dall Avenue, Rhydyfelin, Pontypridd.

65 – 74

8. APPLICATION: 18/1343

Amendment to approved site layout of planning permission ref. 17/0461/10, to amend Plot 21 to create 3 bedroom 5 person bungalow; and to amend Plot 22 to create 2 no. semi-detached bungalows comprising Plot 22 (4 bedroom 6 person adapted bungalow) and Plot 23 (2 bedroom 3 person DQR bungalow), former Williamstown Primary School, Williamstown, Tonypany

75 - 86

9. APPLICATION: 18/1376

Reconstruction of Industrial Units following fire damage, land off Pentrebach Road, Pontypridd.

87 - 98

10. APPLICATION: 18/1385

Demolition of existing Garth House and construction of 23 no. affordable residential dwellings and associated works (amended plans and description received 25/02/19), Garth House, Leon Avenue, Taffs Well, Cardiff.

99 - 118

11. APPLICATION: 18/1422

New Residential Development of 4no. 1 bed apartments, 6no. 2 bed houses and 1no. 3 bed house, land adjacent to Abergorky Industrial Estate, Ynyswen, Treherbert, Treorchy.

119 - 132

12. APPLICATION: 19/0053

Variation of conditions 2 and 3 to extend the time to submit reserved matters and to commence development of outline planning permission for the erection of two detached houses (ref 13/0070/13), vacant land adjacent to Ardwyn Terrace, Tonypany.

133 - 142

13. APPLICATION: 19/0086

Replacement rear extension and external alterations including PV solar panels to main roof, Bunch of Grapes Public House, 40 Ynysangharad Road, Pontypridd.

143 - 152

INFORMATION REPORT

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

To inform Members of the following, for the period 25/02/2019 and 08/03/2019:

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

153 – 162

15. 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 Services