



**CYNGOR BWRDEISTREF SIROL**  
**RHONDDA CYNON TAF**  
**COUNTY BOROUGH COUNCIL**

**COMMITTEE SUMMONS**

C Hanagan  
Service Director of Democratic Services & Communication  
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, 4TH APRIL, 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, 2 APRIL 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 7<sup>th</sup> March, 2019.

**5 - 12**

## **APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT**

### **5. APPLICATION: 18/1346**

Proposed 120 unit residential development, with associated landscaping and engineering works, Former Blaengwawr Comprehensive School, Club Street, Aberaman, Aberdare.

**13 - 34**

### **6. APPLICATION: 18/1411**

Change of use of the existing building to provide 14 flats, construction of three houses and one bungalow, and associated works including landscaping, access and car parking, Former Llantrisant Welsh Primary School, School Street, Llantrisant.

**35 - 52**

### **7. APPLICATION: 19/0015**

Redevelopment of Rhos Square (Guto Square) to increase the number of car parking spaces from 23 no. to 30 no., Rhos Square (Guto Square), Oxford Street, Mountain Ash.

**53 - 62**

## **APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT**

**8. APPLICATION: 18/1264**

Change of use from Community Centre (D2) to Retail Store (A1) and Laundrette (Sui Generis) (amended plans received 07/02/2019), Former Penrhiwfer Community Centre, Ashdale Road, Penrhiw-Fer, Tonypandy.

**63 - 70**

**SITE INSPECTION**

**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.

**71 - 92**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 11/03/2019 and 22/03/2019:

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

**93 - 106**

**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.

**Service Director of Democratic Services & Communication**

**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

Service Director of Democratic Services & Communication  
Director, Regeneration, Planning & Housing  
Director of Prosperity & Development  
Development Control Manager  
Development Control Manager  
Highways Development Control Manager  
Head of Legal Services

