



**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, 9TH MAY, 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, 7 MAY 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 21<sup>st</sup> March 2019.

**7 - 18**

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

### **5. APPLICATION: 17/0771**

Variation of condition 11 (Approved Drawings) of previously approved planning application 13/0901/10 (Installation and operation of a solar farm and associated infrastructure)(Amended drainage report and details received 23/11/2018 and 21/01/2019), Penrhiw Cradoc Farm, Llanwonno Road, Mountain Ash.

**19 - 36**

### **6. APPLICATION: 18/0927**

2 number 5 bedroom houses on vacant land to the rear of Penybryn House (Amended redline boundary received 01/11/18) (Amended plans received 07/12/18) (Ecological Report received 15/03/19) Penybryn House, Corner House Street, Llwydcoed, Aberdare.

**37 - 48**

### **7. APPLICATION: 18/1124**

Extraction Flue (Retrospective) (Specifications received 20/02/19) Burger Express, 46 Cemetery Road, Trecynon, Aberdare.

**49 - 54**

### **8. APPLICATION: 18/1361**

Outline construction of 4 detached dwellings with associated works (Amended site layout plan received 18/02/19), Quarry Road, Maesycoed, Pontypridd.

**55 - 72**

**9. APPLICATION: 18/1400**

Demolition of existing buildings and the construction of 18 no. affordable residential dwellings and associated access arrangements and works (amended site layout received 07/02/19), St Annes Church, Church Terrace, Ynyshir, Porth.

**73 - 90**

**10. APPLICATION: 18/1421**

Change of use from dance studios to workshop for the sale and fitting of tyres and the maintenance and repair to cars and light vans.(Amended Redline Boundary and Plans Received 05/03/19), Unit 1c, Newtown Industrial Estate, Llantwit Fardre, Pontypridd.

**91 - 98**

**11. APPLICATION: 19/0039**

Single storey rear ground floor extension and Rear dormer roof extension. (Amended Plans received 28/03/19), 36 Stuart Street, Treorchy.

**99 - 104**

**12. APPLICATION: 19/0066**

Outline application for a 4 bedroom detached house. Land At 3 Dan-Yr-Allt Close, Rhydyfelin, Pontypridd.

**105 - 112**

**13. APPLICATION: 19/0071**

Install profile steel cladding and acoustic and thermal insulation over the existing cladding on the walls of the highbay unit & install 3 silos on west side of unit and 1 silo on the south east side of the unit (southern end) (amended plans received 07/03/2019),Former Crabtree And Evelyn Overseas Ltd, Cowbridge Road, Talbot Green, Pontyclun.

**113 - 126**

**14. APPLICATION: 19/0087**

An environmental resource centre with public access, parking, play area and café, Hargreaves Surface Mining Ltd, Rhigos Road, Rhigos, Hirwaun, Aberdare.

**127 - 140**

**15. APPLICATION: 19/0233**

Variation of condition 5 (approved plans) of previous planning application 17/1218/10, Pontypridd Ymca Buildings, 27-28 Crossbrook Street, Pontypridd.

**141 - 164**

**SITE INSPECTIONS**

**16. APPLICATION: 18/1376**

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

**165 - 180**

**17. 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.

**181 - 204**

**18. APPLICATION: 18/1346**

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

**205 - 230**

**19. 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.

**231 - 252**

**DEFERRED APPLICATION**

**20. APPLICATION: 18/0797**

Redevelopment of vacant site for 22 no. dwellings together with associated access, car parking and landscaping (amended site layout plan received 16/10/18)., Land between Manchester Place and Langland Close, Hirwaun, CF44 9RP.

**253 - 272**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 25/03/2019 and 26/04/2019.

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

**273 - 292**

**22. 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 of Prosperity & Development  
Development Control Manager  
Development Control Manager  
Highways Development Control Manager  
Head of Legal Services