



**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, 13TH JUNE, 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, 11 JUNE 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 4<sup>th</sup> April 2019.

**5 - 12**

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

### **5. APPLICATION: 18/0789**

Proposed garage (amended plans received 02/05/2019), Brynteg, Llanharry Road, Llanharan, Pontyclun, CF72 9LH.

**13 - 18**

### **6. APPLICATION: 18/1060**

Demolition of ruined chapel building and erection of 6 no. 2-bed flats, 1 no. 1 bed penthouse flat, car park, and relocation of many gravestones to perimeter walls to create lawn amenity area, Capel Y Ton, 3 High Street, Tonyrefail.

**19 - 30**

### **7. APPLICATION: 18/1072**

Demolition of ruined chapel building and erection of 6 no. 2-bed flats, car park, and relocation of many gravestones to perimeter walls to create lawn amenity area (Listed Building Consent), Capel Y Ton, 3 High Street, Tonyrefail.

**31 - 38**

### **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, CF37 1JT.

**39 - 58**

- 9. APPLICATION: 19/0281**  
Retrospective permission for a raised patio, 24 Arfryn Terrace, Tylorstown, Ferndale, CF43 3DR.  
**59 - 64**
- 10. APPLICATION: 19/0328**  
Change of use from class D2 leisure centre to mixed use development comprising of class use D2 leisure centre & B1 office accommodation. (Revised plans, including site location plan, incorporating conversion of ground floor meeting room to provide additional office space and data centre, received 30th April 2019), Rhondda Fach Leisure Centre, East Street, Tylorstown, Ferndale, CF43 3HR.  
**65 - 72**
- 11. APPLICATION: 19/0329**  
Change of use from residential into a children's care home, Archgrove, Vicarage Road, Penygraig, Tonypany, CF40 1HN.  
**73 - 90**
- 12. APPLICATION: 19/0386**  
Extension of raised garden area. Turn existing hard standing into a garage, 64 Tynybedw Terrace, Treorchy, CF42 6RL.  
**91 - 98**
- 13. APPLICATION: 19/0439**  
Proposed rear single storey extension, 7 Laburnum Drive, Cwmdare, Aberdare, CF44 8RT.  
**99 - 106**
- 14. APPLICATION: 19/0446**  
Change of use of ground floor from A1 to A3 (Craft Beer Bar and Bottle Shop). Use of outside space to include seating for 10 persons, Unit 6, Former National School, Cardiff Street, Aberdare, CF44 7DP.  
**107 - 114**
- 15. APPLICATION: 19/0461**  
Eight signs, Paddling Pool, Ystradfechan Park, Station Road, Treorchy.  
**115 - 120**
- 16. APPLICATION: 19/0463**  
Variation of condition 2 (approved plans) of previously approved planning application 16/1299/10 for re-siting of the detached garage to a different position within the site boundary, 10 Glenboi, Mountain Ash, CF45 3DG.  
**121 - 128**

## **SITE INSPECTION**

### **17. 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, CF72 8HL.

**129 - 146**

## **DEFERRED APPLICATION**

### **18. APPLICATION: 18/0363**

Outline Planning Application (With all matters reserved) for a proposed residential development (re-submission). Bodwenarth Quarry, Bedw Road Cilfynydd.

**147 - 164**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 29/04/2019 and 31/05/2019:

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

**165 - 190**

### **20. 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 R Yeo and Councillor S Morgans