



**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, 15TH AUGUST, 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, 13 AUGUST 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> July 2019.

**5 - 10**

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

### **5. APPLICATION: 19/0471**

Change of use from auction house (Sui Generis) to create 2 takeaway units (A3) and 1 retail unit (A1). 66b Hannah Street, Porth.

**11 - 24**

### **6. APPLICATION: 19/0512**

Installation of 14 x flood lighting columns. Clydach Athletic Ground, King George V Memorial CWM Park, Cambrian Court Business Pavilion To End South, Tonypany.

**25 - 30**

### **7. APPLICATION: 19/0526**

Proposed two-storey primary care health centre, with associated car parking, bin store and bicycle store. Land At Henry Street, Mountain Ash.

**31 - 64**

### **8. APPLICATION: 19/0562**

Development of former newsagents into a 'Micro pub'. Former Newsagents Adjacent To Spar Supermarket, Gwaunmiskin Road, Beddau.

**65 – 70**

**9. APPLICATION: 19/0592**

Part three-storey, and part single-storey side extension. New flat roof to existing extension. 79 Lanwood Road, Graigwen, Pontypridd.

**71 - 78**

**10. APPLICATION: 19/0606**

Demolition of existing double garage and forming of new dwelling. Dwelling to be linked to existing (No. 18) 18 Forest Hills Drive, Talbot Green, Pontyclun.

**79 - 90**

**11. APPLICATION: 19/0615**

Construction of a lock-up garage and store ancillary to carpet shop. 15 Llantrisant Road, Pontyclun.

**91 - 98**

**12. APPLICATION: 19/0685**

Construction of a new primary school (Amended plans received 12/07/2019) Hirwaun Infants and Nursery School, Glanant Street, Hirwaun, Aberdare.

**99 - 120**

**SITE VISITS**

**13. APPLICATION: 18/0313**

Proposed two Class A1 (retail) units, three Class A3 (food and drink) units, highways infrastructure, car parking, servicing arrangements and associated works. Land to the east of Mill Street, Tonyrefail.

**121 - 148**

**14. APPLICATION: 19/0218**

Change of use of two rooms within existing C3 dwelling to A3 cafe/coffee shop 7 Cardiff Road, Taffs Well, Cardiff, CF15 7RA.

**149 - 160**

**DEFERRED APPLICATIONS**

**15. APPLICATION: 18/1333/10**

Retrospective permission for a detached pigeon loft (amended address received 23/04/19), rear of 14 Arfryn Terrace, Tylorstown, Ferndale.

**161 - 168**

**16. APPLICATION: 18/1400/10**

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.

**169 - 194**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 04/07/2019 and 02/08/2019.

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

**195 - 212**

### **18. 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 D Williams