



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, 3RD OCTOBER, 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, 1 OCTOBER 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 5th September 2019.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION: 18/1290

Development of 34 affordable residential dwellings, car parking, landscaping and associated works at land north of the A473, Heol Creigiau, Llantwit Fardre, Land North of A473, Heol Creigiau, Llantwit Fardre.

9 - 36

6. APPLICATION: 19/0256

Construction of a private access road and gate to Garth Fawr Farm (traffic survey rec. 31/07/19), Garth Hall Farm, Craig-Evan-Leyshon Common Road, Abercynon, Pontypridd.

37 - 48

7. APPLICATION: 19/0380

Section 73 application seeking amendments to Condition 10 as imposed on 'hybrid' planning permission 18/0314 (which granted (A) full planning permission for the demolition of existing buildings on the Garth Works Industrial Estate part of the site; and (B) outline planning permissions for a rolling stock depot comprising of a warehousing building, stabling area accommodating rolling stock, substation, wash down point, sanding facility and delivery tracks, ancillary workshop and offices, decked car parking providing maximum of 214 car parking spaces, demolition and relocation of existing railway footbridge and platforms, and associated landscaping, highways and access infrastructure works. As the proposed amendments to Condition 10 will also have an impact on Conditions 13, 14, 18, 19, 22, 24, 25, 26, 28, 31, 33 and 39 (as imposed on 18/0314) this application also seeks approval for their modification. (Amended plans, incorporating revised highway/access

arrangements received 22 July. Transport Assessment Addendum (dated August 2019 - Version 1.2) received 19 August 2019), Land at Garth Works Industrial Estate and Taff's Well Railway Station, West of the A470.

49 - 100

8. APPLICATION: 19/0759

Change of use from A1, retail to A3, restaurant/takeaway with installation of extraction unit system, The Village Bakery, 18 Windsor Place, Ynysybwl, Pontypridd.

101 - 108

SITE INSPECTION

9. APPLICATION: 19/0501

Outline planning (all matters reserved) for a single detached property. (Amended Plans and DAS received 09/08/19), 1 Tylacoch, Llanharry, Pontyclun.

109 - 122

INFORMATION REPORT

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

To inform Members of the following, for the period 06/09/2019 and 18/09/2019:

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

123 - 132

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 R Yeo and Councillor D Williams

Service Director of Democratic Services & Communication
Director of Prosperity & Development
Development Control Manager
Development Control Manager
Highways Development Control Manager
Head of Legal Services