



**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: Jess Thomas - Council Business Unit, Democratic Services (01443 424110)

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, 5TH DECEMBER, 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, 3 DECEMBER 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 17<sup>th</sup> October 2019.

**5 - 8**

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

### **5. APPLICATION: 17/0885**

New building to include a public bar and lounge, shower and changing rooms.(Coal Mining Risk Assessment and revised block plan received 18th September 2019). Llantwit Fardre Rugby Club, Central Park, Church Village, Pontypridd.

**9 - 22**

### **6. APPLICATION: 18/0986**

Conversion of the first and second floors of a Public House from one flat, function and ancillary accommodation to two flats and one maisonette. Boars Head Public House, High Street, Tonyrefail, Porth.

**23 - 32**

### **7. APPLICATION: 18/1402**

Outline application for Residential Development (All matters reserved save for access) with associated public open space, landscaping and other associated works. Former Clariant Site, Llantrisant Road, Llantwit Fardre.

**33 - 54**

### **8. APPLICATION: 18/1403**

Demolition of the existing buildings and erection of 18 no. affordable homes, highway improvement works, landscaped parking area and associated works. (Revised highway access, traffic calming, site layout and site location plans received 18th September 2019). Former Gelynog Yard Bus Depot, Castellau Road, Beddau, Pontypridd.

**9. APPLICATION: 18/1419/13**

Residential development of up to 350 dwellings, land for a potential new primary school, local shop and associated works including public open space, green infrastructure, landscaping and the creation of two new access points off Heol Dowlais. Cwm Isaf Farm, Heol Dowlais, Efail Isaf, Pontypridd, CF38 1BD.

77 - 124

**10. APPLICATION: 19/0387**

Construction of 17 no. bungalows and associated landscaping, SUDs and works (amended plans received 18/09/19). Former Cwmbach Primary School, Bridge Road, Cwmbach, Aberdare.

125 - 142

**11. APPLICATION: 19/0623**

Single storey demountable building to be used as a Flying Start Nursery with Evening Club for children. (Amended Red Line Boundary rec. 03/09/18) (Amended Plans rec. 03/09/19). (Amended Block/Site Layout Plan rec. 14/11/19). Gwauncelyn Infants School, Heol Deg, Tonteg, Pontypridd.

143 - 160

**12. APPLICATION: 19/0814**

Change of use from residential dwellings (Class C3) to 8 no. self-contained residential student flats (Sui Generis) including two-storey extension to rear. 1 & 2 Police Houses, Brook Street, Treforest, Pontypridd.

161 - 172

**13. APPLICATION: 19/0866**

Eight affordable 2 bed homes and four affordable 1 bed flats, car parking, landscaping and ancillary works. Land to the west of 74 Howard Street, Clydach Vale, Tonypany.

173 - 184

**14. APPLICATION: 19/0895**

Create off-street parking facility opposite numbers 78 - 106 Park Street, Clydach Vale. Land opposite 78 - 106 Park Street, Clydach, Tonypany.

185 - 192

**15. APPLICATION: 19/0950**

Demolition of the former Penygraig Primary School, redevelopment of the site for 27 affordable homes and associated works. Penygraig County Junior School, Hendrecafn Road, Penygraig, Tonypany.

193 - 212

**SITE INSPECTION****16. APPLICATION: 19/0311/10**

New storage and waste processing building, weighbridge, welfare room and store, car parking (part retrospective) (FCA, site drainage detail and corrected/additional plans received 25/07/2019), Project Red Recycling Centre, Ystrad Barwig Isaf Farm, Crown Hill, Llantwit Fardre, Pontypridd.

## **DEFERRED APPLICATIONS**

### **17. APPLICATION: 18/1423/10**

Residential development of 76 dwellings together with associated works (amended plans received 17/05/19) The Meadows, Coedely, Tonyrefail.

233 - 270

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 08/11/2019 and 22/11/2019:

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

271 - 280

### **19. 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