



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 Daniel - 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 MARCH, 2020** 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 MARCH 2020, 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 23rd January 2020.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 18/1384

Construction of 5 no. detached dwellings together with service road and associate works (amended site layout received 28.03.19).

VACANT LAND, OFF MEIRION STREET, ABERDARE, RCT

9 - 22

6. APPLICATION NO: 19/0660

Use of land for low speed, non-competitive activities such as vehicle testing, driver/rider training, customer experience days, promotional activities, product launch days, filming & photography etc. of both motor cycles and cars (Amended Design & Access Statement rec. 12/02/20) (amended red line boundary rec. 12/02/20) (Vision Splay Plan rec. 12/02/20).

**LAND AT CWM HWNT, OFF MOUNT ROAD/PARISH ROAD/
RHIGOS, HIRWAUN, CF44 9UR**

23 - 36

7. APPLICATION NO: 19/0829

Conversion of a church to 8 apartment (amended parking scheme received 06/12/2019)

ENGLISH CALVARY BAPTIST CHURCH, CLIFF TERRACE,

TREFOREST, PONTYPRIDD

37 - 46

8. APPLICATION NO: 19/0973

Garage on existing hardstanding with patio on roof. (Amended plans received 04/12/2019). (Structural Calculations received 04/12/2019).

65 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

47 - 54

9. APPLICATION NO: 19/1223

Construction of a single storey classroom linked to existing school (Amended Plans Rec. 17/01/20).

YSGOL TY COCH RESIDENTIAL SPECIAL SCHOOL, LANSDALE DRIVE, TONTEG, PONTYPRIDD, CF38 1PG

55 - 64

10. APPLICATION NO: 20/0046

Installation of a 14.097m Telegraph Pole mast accommodating 3 shrouded antennas and 2x 300mm transmission dishes, installation of 2 equipment cabinets, 1 electrical meter cabinet, 1 generator and 1x 1200mm satellite dish on a 2.6m high pole and boarded fence compound for the EE Emergency Services Network with associated works.

RHIGOS ROAD WEST, RHIGOS ROAD, A4061 RHIGOS, HIRWAUN, CF44 9UE

65 - 72

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

11. APPLICATION NO: 19/1214

Rear first floor extension

16 LLEWELLYN STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UA

73 - 78

12. APPLICATION NO: 19/1272

Retention of change of land from vacant to a one family traveller site (retrospective resubmission).

ROSE ROW, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9SQ

79 - 96

13. APPLICATION NO: 20/0006

Construction of a detached split level three bedroom dwelling.

LAND AT GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW

97 - 106

INFORMATION REPORT

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

To inform Members of the following, for the period 27/01/2020 and 21/02/2020.

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

107 - 122

15. 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
Head of Major Development and Investment
Head of Planning
Highways Development Control Manager
Head of Legal Services