



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 424103)

A virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 2ND JULY, 2020** at **3.00 PM**.

NON-COMMITTEE MEMBERS AND MEMBERS OF THE PUBLIC MAY REQUEST THE FACILITY TO ADDRESS THE COMMITTEE AT THEIR MEETING ON THE BUSINESS LISTED. NOTIFICATION TO ADDRESS THE COMMITTEE MUST BE MADE TO **PLANNINGSERVICES@RCTCBC.GOV.UK** BY 5PM ON TUESDAY, 30 JUNE 2020.

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 March 2020.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 19/0060

Construction of Replacement Dwelling (Further Information Received January 2020)

TAIR LEVEL, FFYNNONBWLA ROAD, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7UU

11 - 24

6. APPLICATION NO: 19/0680

Conversion of hotel into 9 no. one, two and three bedroom flats.(Amended plans reducing number of units from 11 to 9 received on 29/5/20).

OLD GLANDWR COURT HOTEL, YSTRAD ROAD, PENTRE, CF41 7PY.

25 - 34

7. APPLICATION NO: 19/0882

Temporary farmhouse, glamping pods, storage building and associated development (Amended site location plan, description and changes to position of glamping pods and storage building received 10th and 16th March 2020)

FERNHILL FARM, CAROLINE STREET, BLAENRHONDDA, CF42 5RY

35 - 60

8. **APPLICATION NO: 19/1180**
New bungalow.
OAKLANDS, PANTYBRAD, TONYREFAIL, PORTH, CF39 8HX 61 - 70
9. **APPLICATION NO: 19/1296**
Demolition of Chapel and Construction of 2 No. Detached Dwellings
(Amended Plans Received 12/02/2020).
BETHEL CHAPEL, ABERNANT ROAD, ABER-NANT, ABERDARE 71 - 82
10. **APPLICATION NO: 20/0091**
Construction of 3 no. Garages. (Amended Plans received 28/05/20)
LAND ADJACENT TO JAMES STREET, CWMDARE, ABERDARE. 83 - 90
11. **APPLICATION NO: 20/0285**
Proposed two storey extension and a single detached garage (Amended
plans received 14/05/2020).
40 LAUREL CLOSE, CWMDARE, ABERDARE, CF44 8RS 91 - 98
12. **APPLICATION NO: 20/0322**
Construction of a sports centre.
COLEG Y CYMOEDD, HEOL Y COLEG, NANTGARW, CF15 7QY 99 - 118
13. **APPLICATION NO: 20/0375**
Erection of two Class B1/B2/B8 units and associated parking.
**UNITS 14 & 15, HEPWORTH BUSINESS PARK, TALBOT GREEN,
CF72 9DX.** 119 - 130
14. **APPLICATION NO: 20/0425**
Roof garden on top of existing extension.
50 ALBANY STREET, FERNDAL, CF43 4SL 131 - 136

**APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF
PROSPERITY & DEVELOPMENT**

15. **APPLICATION NO: 20/0306**
Two-storey side / front extension.
17 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JD 137 - 142
16. **APPLICATION NO: 20/0336**
4 new residential dwellings with garages and associated works. Re-
submission of planning permission 17/1224/13.

INFORMATION REPORT

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

To inform Members of the following, for the period 24/02/20 – 19/06/20.

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

153 - 206

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 W Owen,
Councillor R Yeo, Councillor D Williams and Councillor S Powderhill

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