



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, 16TH 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. IT IS KINDLY ASKED THAT SUCH NOTIFICATION IS MADE TO **PLANNINGSERVICES@RCTCBC.GOV.UK** BY 5PM ON TUESDAY, 14 JULY 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 11th June 2020.

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APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 18/0880

Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works (Amended description received 03/10/2016) (Listed Building Consent). (Amended Heritage Impact Assessment Received 12/07/2019)
1 FOTHERGILL STREET, TREFOREST, PONTYPRIDD, CF37 1SG.

11 - 24

6. APPLICATION NO: 18/0886

Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works.
1 FOTHERGILL STREET, TREFOREST, PONTYPRIDD, CF37 1SG.

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7. APPLICATION NO: 19/0323

Application for the discharge of Condition 8 of Planning Permission 13/0466/15 (allowed at appeal APP/L6940/A/14/2212351) to provide a revised restoration scheme to that previously approved under Discharge of Condition Consent 17/0525) (Amended description 10 April 2019) (Additional information received 04/09/2019) **(Additional information received 29/04/20)**

TOWER COLLIERY RAILHEAD, RHIGOS MOUNTAIN ROAD,
RHIGOS, HIRWAUN, ABERDARE, CF44 9UF.

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8. APPLICATION NO: 19/1245

Development of 25 affordable dwellings and associated works (Planning Policy Tech Note; Transport Assessment Addendum; Site Investigation; Ecological Management Plan; Revised Boundary Detail; and other revised plans to reflect changes to traffic calming/site entrance; received 30th January 2020)

LAND TO THE NORTH OF BRYNNA ROAD, BRYNNA.

55 - 86

9. APPLICATION NO: 20/0309

Proposed affordable housing development (9 no. flats). (Revised plans, reducing height of rear annexe, received 3rd June 2020).

ROYAL MAIL TREORCHY DELIVERY OFFICE, 22-23 HIGH STREET,
TREORCHY, CF42 6NP.

87 - 100

10. APPLICATION NO: 20/0348

Conversion of former Chapel & school room to 1 x one-bedroom flat and 4 x two-bedroom flats (re-consultation due to corrected address)

NODDFA CHAPEL, HIGH STREET, YNYSYBWL, PONTYPRIDD.

101 - 110

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

11. APPLICATION NO: 20/0146

Customer car port and first floor reception area (Amended plans received 29/05/2020).

TY YSGOL BLAENCWM, HENDREWEN ROAD, BLAENCWM,
TREHERBERT, CF42 5DR.

111 - 118

DEFERRED APPLICATIONS

12. 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.

119 - 148

SITE INSPECTION

13. 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.

149 - 162

14. APPLICATION NO: 20/0006

Construction of a detached split level three bedroom dwelling.
LAND AT GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD,
CF37 3LW.

163 - 176

15. APPLICATION NO: 20/0110

Variation of condition 2 amendments to approved plans (previous app 15/1007/10) to reposition house and driveway. (CMRA received 7th March 2020)
Land Adjacent 22 Jestyn Street, Porth.

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INFORMATION REPORT

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

To inform Members of the following, for the period 22/06/20 – 03/07/20.

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

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17. 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