



**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, 15TH OCTOBER, 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, 13 OCTOBER 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 20th August 2020.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/0118

Conservation Area consent for the change of use of building from Council Offices to 20 no. self-contained residential student flats (Sui Generis) including demolition of part of existing building and associated works.

The Old Courthouse, Court House Street, Graig, Pontypridd, CF37 1LJ

11 - 18

6. APPLICATION NO: 20/0120

Change of use of building from Council Offices to 20 no. self-contained residential student flats (Sui Generis), including demolition of part of existing building and associated works (Bat Survey & Nesting Bird Survey rec. 15/07/2020) (Noise Report rec. 05/08/2020)

The Old Courthouse, Court House Street, Graig, Pontypridd, CF37 1LJ

19 - 32

7. APPLICATION NO: 20/0542

Outline application for the demolition of public house & construction of 8 residential dwellings with parking (some matters reserved).

Rhydyfelin Sports Bar, Dyffryn Road, Rhydyfelin, Pontyclun, CF37 5ES

33 - 46

8. APPLICATION NO: 20/0777

Proposed storage distribution portal frame building (Use Class B8)
(amended plans rec. 27/08/2020).

**Land opposite Storamove, Aberaman Park Industrial Estate,
Aberaman, Aberdare**

47 - 58

9. APPLICATION NO: 20/0885/09

Insertion of rooflights to front and rear.

**2 Wesley Cottage, Aberdare Road, Abercynon, Mountain Ash, CF45
4NP**

59 - 62

10. APPLICATION NO: 20/0949/10

Two-storey rear extension.

27 Dumfries Street, Treherbert, Treorchy, CF42 5PP

63 - 68

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

11. APPLICATION NO: 20/0654/10

Retention of raised decking area and erection of an outbuilding in rear
garden.

Philden Bungalow, Rhys Street, Trealaw, Tonypany, CF40 2QQ

69 - 76

12. APPLICATION NO: 20/0843

Proposed dwelling.

**Land between Wattstown Rugby Club and 25 Danygraig Terrace,
Ynyshir.**

77 - 86

INFORMATION REPORT

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

To inform Members of the following, for the period 04/09/2020 –
02/10/2020

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

87 - 110

14. 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
Head of Legal Services
Senior Engineer