



**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, 5TH NOVEMBER, 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, 3 NOVEMBER 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 3<sup>rd</sup> September 2020.

5 - 8

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

### **5. APPLICATION NO: 19/1066**

Section 73 - Variation of conditions 1, 2, & 3 of planning permission 10/0792/13 to allow further time for the submission of reserved matters - (original permission granted on appeal 18th October 2016).

**FORMER YNYSCYNON FARM, CWMBACH, ABERDARE, CF44 0JL**

9 - 22

### **6. APPLICATION NO: 19/1278**

Outline application with all matters reserved for 5 residential dwellings (demolition of existing buildings) (Amended plan to include bat roost mitigation measures rec. 12/08/2020)

**THE OLD SCHOOL, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0UT**

23 - 42

### **7. APPLICATION NO: 20/0349**

Change of use from hotel into 9 flats (Preliminary Bat Roost and Nesting Bird Assessment rec. 28/09/2020)

**APOLLO BUILDING, ABER-RHONDDA ROAD, PORTH, CF39 0LD**

43 - 56

### **8. APPLICATION NO: 20/0553**

Solar farm including substation, fencing and below ground cabling. (revised drainage strategy received 17th July 2020)

**LAND OFF PANTYBRAD ROAD, LLANTRISANT ROAD,**

**YNY SMAERDY, LLANTRISANT, CF72 8YY.**

**57 - 74**

**9. APPLICATION NO: 20/0671**

Proposed barn. (Coal Mining Risk Assessment rec. 08/09/2020)  
**LAND NORTH OF MOSS PLACE, ABER-NANT, ABERDARE, CF44  
0YU**

**75 - 84**

**10. APPLICATION NO: 20/0701**

Retrospective planning for driveway, porch, rear fencing, rear veranda  
and other external works. (Additional plans received 25/08/20)  
(Amended Plans received 28/09/20).  
**21 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP**

**85 - 94**

**11. APPLICATION NO: 20/0827**

Change of use from A3 coffee house to A3 fish and chip shop  
(takeaway).  
**6 MILL STREET, TONYREFAIL, PORTH, CF39 8AA**

**95 - 106**

**12. APPLICATION NO: 20/0877**

2 no. proposed 2 storey innovation units with minor amendments to the  
adjacent highway.  
**ELY VALLEY BUSINESS PARK, STATION TERRACE, PONTYCLUN**

**107 - 122**

**DEFERRED APPLICATIONS**

**13. APPLICATION NO: 20/0843/10**

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

**123 - 136**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 05/10/2020 –  
23/10/2020.

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

**137 - 152**

## **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 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