



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, 17TH DECEMBER, 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, 15 DECEMBER 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 5th November 2020.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 19/0790

Classroom extension (Revised site layout plan and Coal Mining Risk Assessment received 28th October 2020).

YSGOL GYNRADD GYMUNEDOL GYMRAEG LLANTRISANT, FFORDD CEFN-YR-HENDY, MISKIN, PONTYCLUN, CF72 8TL.

11 - 18

6. APPLICATION NO: 20/0719

Proposed change of use from vehicle rental to used car sales.

ENTERPRISE RENT A CAR, CARDIFF ROAD, Y DDRAENEN WEN, PONTYPRIDD, CF37 5BB

19 - 28

7. APPLICATION NO: 20/0786

Change of use class from Law Courts and ancillary accommodation to: A2 financial and professional services, B1 business, B8 storage and distribution, D1 non-residential institutions and D2 assembly and leisure.

FORMER MAGISTRATES COURT, LLWYNPIA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2HZ.

29 - 38

8. APPLICATION NO: 20/0845

Garage (Amended plans received 06/11/2020 – roller shutter door widened to 5 metres).

MEMORIAL GARDEN, GROVE TERRACE, LLANHARAN CF72 9PR

39 - 46

9. **APPLICATION NO: 20/0984**

Proposed new building to house a 500kw biomass boiler, woodchip storage area together with an office extension and associated works.

SIXTEENTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN.

47 - 58

10. **APPLICATION NO: 20/1076**

Change of use of land for erection of a structure for use by coaster karts, alterations to existing Lamp Room building together with associated works

LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY SITE, RHIGOS ROAD, HIRWAUN, ABERDARE.

59 - 78

11. **APPLICATION NO: 20/1141**

Change of house type from two pair of semi-detached to two detached dwellings.

Rhigos Road, Hirwaun, Aberdare.

79 - 88

DEFERRED APPLICATIONS

12. **APPLICATION NO: 20/0464/10**

Proposed residential development and associated works.

Land at Coleg y Cymoedd, Cwmdare Road, Cwmdare.

89 - 112

INFORMATION REPORT

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

To inform Members of the following, for the period 23/11/2020 – 04/12/2020

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

113 - 124

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