



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, 7TH JANUARY, 2021** 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, 5 JANUARY 2021, 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 19th November 2020.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/0468

Rear infill extension to create 1 bedroom self-contained managers flat. (Amended Description, Plans and application form received 19/11/20),
Flat above The Ferndale, Duffryn Street, Ferndale

9 - 16

6. APPLICATION NO: 20/0646

Two split level 4 bed dwellings with garages and shared drive. Provision of foot path. (Outline) (Affecting Public Right of Way ANT/340/1) (Description amended. Amended plans and information received 5th October, 6th November and 9th November 2020)
Land at Otters Brook, Ivor Park, Brynsadler, Pontyclun

17 - 32

7. APPLICATION NO: 20/1213

Retention and completion of garage block (re-submission of application 20/0091/10)
Land adjacent to James Street, Cwmdare, Aberdare

33 - 42

8. APPLICATION NO: 20/1265

Conversion of an existing commercial building into 7 apartments and smaller street facing commercial unit (Use Class A2)
Lloyds TSB, 80 Commercial Street, Mountain Ash

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

9. APPLICATION NO: 20/0959

6 x 1 bedroom flats (description changed and revised plans received 4th November 2020)

Former British Legion Club, Howell Street, Cilfynydd, Pontypridd

55 - 66

SITE INSPECTION

10. APPLICATION NO: 20/0680/10

To view drone footage, aerial pictures and dash cam footage in relation to an application for 6 glamping pods with infrastructure and improvements and repairs to existing barn (additional information rec. 17/08/2020)(amended plan received 25/08/2020)

BLAENNANTYGROES FARM, BLAENNANTYGROES ROAD, CWMBACH, ABERDARE, CF44 0EA

67 - 78

INFORMATION REPORT

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

To inform Members of the following, for the period 07/12/2020 – 18/12/2020

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

79 - 96

12. 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