



**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 (07385401877)

A virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 25TH MARCH, 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, 23 MARCH 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 4<sup>th</sup> February 2021.

5 - 8

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

### **5. APPLICATION NO: 20/0621/10**

"Truffles" Zero waste shop. (Coal Mining Risk Assessment received 7th December 2020, Bat Survey received 11th January 2021, Drainage Report received 28/02/21)

**BOARS HEAD PUBLIC HOUSE, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9EZ**

9 - 16

### **6. APPLICATION NO: 20/0799/13**

Outline application for 20 no. dwellings with all matters reserved (amended Preliminary Ecological Assessment, Hedgerow Survey, Indicative Site Layout Plan and description received 17/02/21).

**Gelli Fedi Farm, Gellifedi Rise, Brynna.**

17 - 32

### **7. APPLICATION NO: 20/1144/13**

Outline application for a new dwelling with access considered.

**Clydfan, Rhigos Road, Rhigos, CF44 9UG**

33 - 44

### **8. APPLICATION NO: 20/1338/10**

Retention and completion of a feed platform and fodder storage area to serve livestock.

**Mynydd Mayo Farm, Eglwysilan Road, Eglwysilan, Pontypridd, CF83 4PJ**

- 45 - 54**
- 9. APPLICATION NO: 20/1416/10**  
Retention of garage as constructed (Retrospective) (Description amended and amended plans received both 26/02/2021).  
**COED CELYN, TYLA GARW, PONTYCLUN, CF72 9EZ**
- 55 - 62**
- 10. APPLICATION NO: 20/1417/10**  
Single storey extension to principal elevation.  
**1 OAKLAND CLOSE, HIRWAUN, ABERDARE, CF44 9QT.**
- 63 - 68**
- 11. APPLICATION NO: 20/1453/10**  
Two bedroom detached house with car parking.  
**86 Queen's Drive, Llantwit Fardre, Pontypridd**
- 69 - 78**

### **DEFERRED APPLICATIONS**

- 12. APPLICATION NO: 19/0421/10**  
Erection of 6 no. detached dwellings (amended plans received 22/07/19). **LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE.**
- 79 - 102**
- 13. APPLICATION NO: 20/0963**  
Application for reserved matters approval (appearance, landscaping, layout and scale) for residential development including associated works, roads and infrastructure.  
**FORMER CLARIANT SITE, LLANTRISANT ROAD, CHURCH VILLAGE, CF38 2SN.**
- 103 - 122**
- 14. APPLICATION NO: 20/0986**  
Construction and use of a stack with associated pipework and a continuous emissions monitoring systems gantry with ladder access.  
**Fifth Avenue, Hirwaun Industrial Estate, Hirwaun**
- 123 - 154**

### **INFORMATION REPORT**

- 15. INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**  
To inform Members of the following, for the period 01/03/2021 – 12/03/2021.
- Planning and Enforcement Appeals Decisions Received  
Delegated Decisions Approvals and Refusals with reasons.

**16. 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