



**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 meeting of the virtual **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 25TH FEBRUARY, 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 FEBRUARY 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 7<sup>th</sup> January 2021.

5 - 8

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

### **5. APPLICATION NO: 19/0421**

Erection of 6 no. detached dwellings (amended plans received 22/07/19).

**LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE.**

9 - 30

### **6. APPLICATION NO: 19/0655**

Engineering works, upfilling of land, formation of a new access (part retrospective) (Revised plans and supporting documents received 9th September 2020 and 18th December 2020).

**EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ**

31 - 42

### **7. 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.**

43 - 54

### **8. 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.**

**55 - 66**

**9. APPLICATION NO: 20/1171**

Construction of 4no. terraced houses with associated curtilage car parking off rear access.

**LAND ADJACENT TO 186 EAST ROAD, TYLORSTOWN, CF43 3BY  
(FORMER BAPTIST CHAPEL SITE)**

**67 - 76**

**10. APPLICATION NO: 20/1179**

Rear single storey extension, construction of a driveway and raising of roof level by 700mm (retrospective) (additional plans received 20/11/2020) (retaining wall calculations and detail received 03/01/2021).

**FAIRFIELD, JOHN'S LANE, HIRWAUN, ABERDARE, CF44 9TQ**

**77 - 86**

**11. APPLICATION NO: 20/1245**

Detached extension block (to include four classrooms, school hall and associated external social spaces).

**FFYNNON TAF PRIMARY SCHOOL, CARDIFF ROAD, TAFFS WELL,  
CARDIFF, CF15 7PR**

**87 - 96**

**12. APPLICATION NO: 20/1253**

Internal remodelling of the existing swimming pool and changing rooms area to create a new childcare facility comprising a playroom, office, children and staff toilets, kitchen and cloakroom.

**DOLAU PRIMARY SCHOOL, BRIDGEND ROAD, LLANHARAN,  
PONTYCLUN, CF72 9RP**

**97 - 104**

**13. APPLICATION NO: 20/1298**

Internal remodelling of the existing swimming pool and changing rooms area to create a new child care facility. Externally new powder coated metal ramps will be installed to existing entrances to improve access and the cill height of two windows will be reinstated to their original level.

**DOLAU JUNIOR AND INFANTS SCHOOL, BRIDGEND ROAD,  
LLANHARAN, PONTYCLUN, CF72 9RP**

**105 - 116**

**14. APPLICATION NO: 20/1403**

Demolition of caretakers house, construction of teaching and sports facilities.

**YSGOL GYFUN RHYDYWAUN, MANGOED, PENYWAUN, HIRWAUN,  
ABERDARE, CF44 9ES**

**117 - 138**

**15. APPLICATION NO: 21/0005**

Construction of traditional single storey three classroom extension,

including toilet areas, plant room, storage areas, circulation and associated external works including new MUGA and four additional parking spaces onto existing school building.

**CWM LAI PRIMARY SCHOOL, PENYGARREG ROAD, TONYREFAIL, PORTH, CF39 8AS**

**139 - 148**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 25/01/2021 – 12/02/2021.

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

**149 - 164**

### **17. 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