



**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 424110)

A meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held at the **Virtual** on **THURSDAY, 24TH JUNE, 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, 22 JUNE 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 15<sup>th</sup> April 2021.

5 - 8

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

9 - 10

### **5. APPLICATION NO: 20/1336/15**

LAND AT FERNHILL FARM, OFF CAROLINE/BROOK STREET, BLAENRHONDDA - Removal of condition 13 (Structural survey of the road bridge) from planning permission reference 19/0882/10 for a temporary farmhouse, glamping pods, storage building and associated development.

11 - 22

### **6. APPLICATION NO: 20/1337/10**

BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE - Erection of 3 detached dwellings. Retention of existing dwelling and associated works (Amended Plans rec. 15/02/2021)

23 - 46

### **7. APPLICATION NO: 20/0219/10**

ENTERPRISE RENT A CAR, CARDIFF ROAD, HAWTHORN, PONTYPRIDD - Proposed new wash bay canopy. (Further revised plans, introducing automatic doors to canopy, manufacturer's specification and supporting statement, received 26/4/21)

47 - 58

## **SITE INSPECTION**

### **8. APPLICATION NO: 20/1342/10**

11 affordable dwellings and associated works. Revised site layout plan (repositioned bin store and shared amenity space) and additional section/elevation drawings re plot 6, received 9th March 2021.  
FORMER MISKIN PRIMARY SCHOOL, SCHOOL ROAD, MISKIN,  
PONTYCLUN

59 - 82

**9. APPLICATION NO: 20/1345/15**

Variation of condition 7 (sales of goods) of planning permission 98/4284/15. TIRFOUNDER FIELDS, CWMBACH, ABERDARE

83 - 100

**10. APPLICATION NO: 20/1346/15**

Variation of condition 1 approved plans of planning permission 18/0366/39. TIRFOUNDER FIELDS, CWMBACH, ABERDARE

101 - 120

**DEFERRED APPLICATIONS**

**11. APPLICATION NO: 20/1171/10**

LAND ADJACENT TO 186 EAST ROAD, TYLORSTOWN, CF43 3BY (FORMER BAPTIST CHAPEL SITE) - Construction of 4no. terraced houses with associated curtilage car parking off rear access

121 - 134

**12. TO CONSIDER PASSING THE UNDER-MENTIONED RESOLUTION**

**“ That the press and public be excluded from the meeting under Section 100A (4) of the Local Government Act 1972 for the next item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 12 Schedule 12(A) of the Act.**

**13. EN 21/00171**

LAND AT ROSE ROW, PENDERYN ROAD, HIRWAUN - The change of use of the land for the stationing of caravans for residential purposes (a one family Gypsy/Traveller site)-

135 - 152

**INFORMATION REPORT**

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

To inform Members of the following, for the period 10/05/2021 – 11/06/2021

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

153 - 176

## 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 D Williams, Councillor S Powderhill and Councillor W Lewis

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