



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 - Democratic Services (07385401877)

A virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 12TH AUGUST, 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, 10 AUGUST 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 20th May 2021.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/0882

Outline application for 3 residential dwellings and access road (all matters reserved (Additional Plans rec. 16/11/2020 & 17/12/2020) (Ecology Survey rec. 18/06/21)

Sunnyside, Hirwaun Road, Penywaun, Aberdare, CF44 9LL

11 - 24

6. APPLICATION NO: 21/0023/10

Raised decking in rear garden (Amended Site Location and Block Plan received 30/06/21)

6 Red Rose Hill, Pentre, CF41 7PU

25 - 30

7. APPLICATION NO: 21/0613

Change of use from army surplus shop (A1) to craft ale and cocktail bar (A3) with roller shutter to front door.

12 Market Street, Pontypridd, CF37 2ST

31 - 40

8. APPLICATION NO: 21/0665/10

Two residential care units each containing four self-contained two bedroom flats. Separate building for use as an office and laundry.

Land adjacent to 74 Corbett Street, Treherbert, Treorchy, CF42 5ET

41 - 54

9. APPLICATION NO: 21/0760/15

Variation of condition 1 time limit (16/0391/13)

Land south of 186 East Road, Tylorstown, Ferndale, CF43 3BY

55 - 64

10. APPLICATION NO: 21/0974/10

Two storey rear extension.

236 Brithweunydd Road, Trealaw, Tonypandy, CF40 2PB.

65 - 70

SITE INSPECTION

11. APPLICATION NO: 20 1182

Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021).

FORMER CWMBACH LIBRARY SITE, MORGAN ROW, CWMBACH, ABERDARE

71 - 88

DEFERRED APPLICATIONS

12. APPLICATION NO: 20/0843/10

Proposed dwelling.

Land between Wattstown Rugby Club and 25 Danygraig Terrace, Ynyshir

89 - 108

INFORMATION REPORT

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

To inform Members of the following, for the period 12/07/2021 – 30/07/2021.

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

109 - 130

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 W Lewis, 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