



**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, 2ND SEPTEMBER, 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, 31 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 22<sup>nd</sup> July 2021.

**5 - 8**

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

### **5. APPLICATION NO: 21/0001**

Variation of condition 1(c) & 1(d) of planning permission 09/0386/13 to allow for an extension to the permitted time frames for the application of reserved matters by a further 10 years and the extension of the permitted timeframe for the commencement of development by a further 12 years or by 2 years from the date of the last reserved matters to be approved whichever is the later.

**Land at the former Coedely Colliery off the A4119, Coedely.**

**9 - 32**

### **6. APPLICATION NO: 21/0335/10**

Change of use of vacant shop to self-contained flat, enlargement of rear dormer window and associated works.

**90 Queen Street, Treforest, Pontypridd, CF37 1RN**

**33 - 40**

### **7. APPLICATION NO: 21/0431/15**

Variation of condition 2 (approved plans) to seek permission for amended building location, building height, forecourt and external cladding. (Original application 19/0791/10) (Amended plans received 02/08/21).

**Storage Unit off Heol Y Beddau, Pontypridd, CF38 2AG**

**41 - 50**

**8. APPLICATION NO: 21/0635/10**

Detached 3 bed bungalow with parking for 3 cars (Affecting Public Right of Way PON/4/1).

**Bodwenarth Farm, Albion Court, Cilfynydd**

**51 - 62**

**9. APPLICATION NO: 21/0809/10**

Proposed rear dormer loft conversion, front porch & kitchen extension.

**38 Clos Myddlyn, Beddau, Pontypridd, CF38 2JS**

**63 - 68**

**APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT**

**10. APPLICATION NO: 21/0058/10**

Detached house with integral double garage.

**Former Glen Transport Site, Penycoedcae Road, Penycoedcae, Pontypridd**

**69 - 76**

**SITE INSPECTION**

**11. 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**

**77 - 88**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 02/08/2021 – 20/08/2021.

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

**89 - 108**

**13. 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