



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, 7TH OCTOBER, 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, 5 OCTOBER 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 26.08.21

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 26th August 2021.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/0233

Proposed conversion of and 3 storey extension to existing office building to provide 10 residential units and 1 commercial unit (coffee shop/cafe). (Bat survey report received 02/09/2021)

THE FORMER RATES BUILDING, 42/43 HIGH STREET, ABERDARE, CF44 7AA

9 - 26

6. APPLICATION NO: 20/1365

3 no. Detached 4 bed dwellings each with off road parking for 3 cars. (Resubmission of application 19/0449/10) (Ecology Report received 5th December 2020. Revised plans, reducing extent of site boundary and repositioning proposed dwellings, received 5th January 2021. Revised plan, introducing biodiversity/ecology strip received 14th April 2021).

LAND ADJACENT TO BRYNLLAN, TREBANOG ROAD, TREBANOG, PORTH, CF39 9DU

27 - 44

SITE INSPECTION

7. APPLICATION NO: 21/0431

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

45 - 58

8. APPLICATION NO: 21/0635

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

**BODWENARTH FARM, ALBION COURT, CILFYNYDD,
PONTYPRIDD, CF37 4JA**

59 - 72

DEFERRED APPLICATIONS

9. APPLICATION NO: 21/0809

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

38 CLOS MYDDLYN, BEDDAU, PONTYPRIDD, CF38 2JS

73 - 80

10. APPLICATION NO: 21/0058

Detached house with integral double garage.

**FORMER GLEN TRANSPORT SITE, PENYCOEDCAE ROAD,
PENYCOEDCAE, PONTYPRIDD**

81 - 100

11. APPLICATION NO: 21/0335

Change of use of vacant shop to self-contained flat, enlargement of rear dormer window and associated works (amended plans received 11/05/2021)

90 QUEEN STREET, TREForest, PONTYPRIDD, CF37 1RN

101 - 110

12. APPLICATION NO: 21/0720

Continuation of quarrying and related operations without complying with conditions 1-4 inclusive and conditions 45 & 46 imposed on the Environment Act ROMP schedule of conditions issued by Rhondda Cynon Taf County Borough Council on 24th April 2013 ref:08/1380/10

CRAIG YR HESG QUARRY, BERW ROAD, PONTYPRIDD, CF37 3BG

111 - 152

INFORMATION REPORT

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

To inform Members of the following, for the period 06/09/2021 – 24/09/2021

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

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 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