



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 hybrid meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 16TH DECEMBER, 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, 14 DECEMBER 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 04.11.21

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 4th November 2021.

7 - 12

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/1445

Outline for residential development (18 dwellings). (Grassland Ecology Appraisal received 15/07/21), **Land to the rear of 15 & 16 Rhigos Road, Hirwaun, Aberdare**

13 - 30

6. APPLICATION NO: 21/1328

Proposed development of an Extra Care facility containing 60 apartments and associated works, including landscaping, sustainable drainage, access and parking, **Dan Y Mynydd Care Home, Bronwydd Avenue, Cymer, Porth**

31 - 58

7. APPLICATION NO: 21/0274

Proposed storage/distribution portal frame building (Unit 2) (Use Class B8), Phase 2, **Land Opposite Storamove, Aberaman Park Industrial Estate, Aberaman, Aberdare**

59 - 68

8. APPLICATION NO: 21/0831

Construction of a car park to supplement existing park and ride facilities at Porth Railway Station (Park and Ride Phase 3), to include realignment of the Rheola Industrial Estate access road, drainage works, street lighting, CCTV and soft landscaping. (Transport Statement received 23rd September 2021, Coal Mining Risk Assessment Received

27th October 2021), **Rheola Road/Rheola Industrial Estate Access Road, Porth.**

69 - 84

9. APPLICATION NO: 21/0942

Garden curtilage extension and creation of hard standing, **Merrivale, Llwydcoed Road, Aberdare**

85 - 94

10. APPLICATION NO: 21/1102

Building to facilitate the relocation of fallen stock yard. (Odour Management Plan received 30th September 2021, Veterinary Statement and revised plans, reducing size of building and enhancing landscaping, received 18th October 2021), **Field at Croft Yr Haidd, Castellau, Beddau, Pontyclun, CF72 8LQ**

95 - 114

11. APPLICATION NO: 21/1250

Construction of a new garage block containing 3 no. single garages, **Land adjacent to Woodville, Pantygraigwen Road, Pontypridd**

115 - 124

12. APPLICATION NO: 21/1267

Conversion of property to 8 studio flats, including a two-storey rear extension, internal alterations and off-street car parking to rear (amended plans rec. 18/10/21 and amended description 18/10/21), **Gwynfa House, Main Road, Church Village, Pontypridd**

125 - 136

13. APPLICATION NO: 21/1310

Demolition and redevelopment to provide residential dwellings and associated works. (Historic Building Recording Report received 22nd November 2021), **Penygraig Infants School, Hendrecafn Road, Pen-Y-Graig, Tonypandy**

137 - 154

14. APPLICATION NO: 21/1330

Affordable housing development, comprising of 11no 1 bed apartments and 2no 2bed fully adapted apartments together with car parking, landscaping, ancillary works, **122-126 Dunraven Street, Tonypandy, CF40 1QB**

155 - 170

15. APPLICATION NO: 19/1082

Reserved Matters application for Phases 3 and 4 of Parc Llanilid (submitted pursuant to outline (hybrid) planning permission 10/0845/34) to include 494no. residential units and associated infrastructure. Amended plans and/or additional/updated information received 24/06/21 (updated application form, site layout plan (rev 'K'), landscaping plans and strategy, Thetford and 1 bed DQR unit plans); 20/07/21 (site layout

plan (rev 'L') and accommodation schedule); 22/07/21 (updated urban design statement); 27/07/21 (updated Movement Plan); 03/08/21 (engineering plans and updated Noise Report); 28/09/21 (updated plans to reflect new house types); 12/10/21 (updated landscape plans); 18/11/21 (site layout plan (rev 'N')) and 23/11/21 (revised/updated engineering layout plans, landscape strategy and landscape planting plans), **Land at former open cast coal site and land to the north of the A473, Llanilid**

171 - 192

DEFERRED APPLICATIONS

16. APPLICATION NO: 21/0256

Partial change of use from commercial to residential to create two commercial premises and eight flats, along with associated works (Flood Consequence Report received 05/07/2021, Amended Plans received 07/07/2021), **22-22A Cardiff Street, Aberdare** (Report back)

193 - 206

INFORMATION REPORT

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

To inform Members of the following, for the period 22/11/2021 – 03/12/2021

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

207 - 216

18. 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 W Lewis 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