



**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: Kate Spence - Democratic Services (07747485566)

A virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 13TH JANUARY, 2022** 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, 11 JANUARY 2022, 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 25.11.21**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 25<sup>th</sup> November 2021.

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

### **5. APPLICATION NO: 20/0682**

Creation of three traveller pitches to include a static caravan, touring caravan and day/utility room per pitch and installation of package treatment plant (partly in retrospect). (Revised Ecology report received 1/9/20; Dormouse and Bat Reports and revised site layout/day room plans received 24/11/10)

**BROAD OAKS STABLES, LLANHARRY ROAD, LLANHARRY, PONTYCLUN, CF72 9LY**

11 - 26

### **6. APPLICATION NO: 20/0806**

The submission of reserved matter details (pursuant to condition 9 of consent 19/0380/15) for Phase 2 highway works, incorporating the remodelling of Ffordd Bleddyn and Cardiff Road, including the construction of bridge structures to facilitate rail access into the proposed Taffs Well Rail Depot; together with the submission of materials and boundary treatment details, as they relate to Phase 2 (pursuant to conditions 28 and 30 of consent 19/0380/15); and, an updated phasing plan (pursuant to condition 41 of consent 19/0380/15). (Additional and/or new information received: 14/09/21 (Taffs Well Station Car Park Feasibility Study (05/08/21))

**LAND AT GARTH WORKS INDUSTRIAL ESTATE AND TAFF'S**

## WELL RAILWAY STATION, WEST OF THE A470

27 - 48

### 7. APPLICATION NO: 21/0568

Reserved matters submission (pursuant to outline element of 19/0380/15) made in relation to Phase 3 of the development – the building of the new South Wales Metro Core Valley Lines Main Depot facility (comprising maintenance shed, office and accommodation building; sanding facility; vehicle wash building and plant room; underframe cleaning wash facility; associated electrical infrastructure (generator, low voltage and high voltage switch rooms); gatehouse; staff and visitor parking; internal tracks, train stabling area and associated overhead electricity line infrastructure, gantries and inspection platforms) together with ancillary works of fencing, lighting, security and landscaping.

(Additional and/or new information received: 08/07/21 (General highway arrangement plans, footway cross-section plan/s and shared/segregated footway/cycleway plan/s); 14/09/21 (Taffs Well Station Car Park Feasibility Study (05/08/21)).

**LAND AT THE FORMER GARTH WORKS INDUSTRIAL ESTATE.**

49 - 68

### 8. APPLICATION NO: 21/0773

Retention of retail use at ground floor, change of use and re-development of upper floors of the property to provide 6 no. one bedroom residential flats and 1 no. two bedroom flat.

**NEW LOOK, 58 CARDIFF STREET, ABERDARE, CF44 7DG**

69 - 78

### 9. APPLICATION NO: 21/0946

Proposed highway engineering works including access (revised stie p21/0946 lan received 27/10/21)

**LAND AT FORMER ABERDARE HOSPITAL, ABERNANT ROAD, ABER-NANT, ABERDARE**

79 - 90

### 10. APPLICATION NO: 21/1449

Variation of Conditions - 1 Extend the time limit and 2 Replace the approved plan (hdw/ph/may.2001 Rev - A with plan hdw.ph/may.2001 Rev B) - of approved planning permission 17/0246/10.

**HEULWEN DEG, ROCK COTTAGES, GRAIG-WEN, PONTYPRIDD, CF37 2EF**

91 - 104

### 11. APPLICATION NO: 21/1511

Construction of a new concrete skatepark within Tyn-Y-Bryn Park.

**SITE WITHIN TYNBYRYN PARK, TYNBYRYN ROAD, TONYREFAIL**

105 - 112

## **SITE INSPECTION**

**12. APPLICATION NO: 21/0687**

2 pairs of semi-detached houses.

**LAND SOUTH OF TAFF TERRACE, CLYDACH, TONYPANDY**

**113 - 124**

**13. 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**

**125 - 148**

## **DEFERRED APPLICATIONS**

**14. APPLICATION NO: 21/0466**

Conversion of church to 8 apartments (Re-submission of 19/0829/10).

**CALVARY CHURCH, WOOD ROAD, TREFOREST, PONTYPRIDD**

**149 - 164**

**15. APPLICATION NO: 21/1179**

Demolition of The Dragon (formerly The Bridge Inn) and no. 1 Saron Street, and erection of 5 no. units of purpose built student accommodation (sui generis). Amended plans received 19/10/21.

**THE DRAGON INN AND 1 SARON STREET, TREFOREST, PONTYPRIDD**

**165 - 184**

**16. APPLICATION NO: 21/1250**

Construction of new garage block containing 3 no. single garages (amended and additional plans received 19/10/2021 and 24/11/2021).

**LAND ADJACENT TO WOODVILLE, PANTYGRAIGWEN ROAD, PANT-Y-GRAIG-WEN, PONTYPRIDD**

**185 - 196**

**17. 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**

**197 - 210**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 06/12/2021 – 31/12/2021.

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

**211 - 228**

### **19. 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 Lewis,  
Councillor W Owen, 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