



**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, 21ST 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, 19 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 02.09.21

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 2nd September 2021.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/0538

New build house making use of the existing access track on the site. (Revised Ecological Impact Assessment received 16/04/2021) (amended site location plan received 21/07/2021).

LAND AT TYNBYEDW CLOSE, TREORCHY, CF42 6RN

11 - 26

6. APPLICATION NO: 21/0466

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

CALVARY CHURCH, WOOD ROAD, TREFOREST, PONTYPRIDD

27 - 40

7. APPLICATION NO: 21/0661

Development of a single wind turbine and associated infrastructure. (Cable Ducting Method Statement received 2nd August 2021)

LAND AT RHIWFELIN FACH FARM, LLANTRISANT ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LQ

41 - 56

8. APPLICATION NO: 21/0864

Variation of condition 2 (plans) of planning permission 17/0321/10, to reduce hub and tip height of turbine. (Amended plan with new turbine type received 9th August 2021).

LAND ADJ. TO FORMER NANT-Y-GWYDDON LANDFILL SITE

9. APPLICATION NO: 21/1086

Proposed extension, internal alterations, conversion of existing detached cold store to an on-site micro brewery and installation of PV solar panels on main roof.

BUNCH OF GRAPES PUBLIC HOUSE, 40 YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA

75 - 84

10. APPLICATION NO: 21/1156

Garden fencing and widening of driveway.

14 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DB

85 - 90

11. APPLICATION NO: 21/0687

2 pairs of semi-detached houses.

Land south of Taff Terrace, Clydach Vale, Tonypandy

91 - 100

12. APPLICATION NO: 21/1020

Proposed change of use from retail to a takeaway.

27 Brook Street, Williamstown, Tonypandy, CF40 1RB

101 - 110

13. APPLICATION NO: 20/0158/10

Demolition of 2 No. existing commercial buildings and replacement with a new, purpose-built premises with a store/cutting room and retail showroom along with associated car parking and landscaping and ancillary works. (Bat Report received 26/10/20) (Swept Path Analysis received 29/01/21) (Amended Plans received 07/07/21).

Leeway Carpets and Flooring, 500-555 Llantrisant Road, Penycoedcae, Pontypridd, CF37 1PL

111 - 124

14. APPLICATION NO: 21/0591/10

Stable Block and Manège (Revised Ownership Certificate 'B' received 7th July 2021. Revised plans with altered site layout - repositioning stable block and reducing its size - received 31st August 2021)

Land to the south of 25-41 Kennard Street, Ton Pentre

125 - 138

15. APPLICATION NO: 21/1193

Removal of condition 13 (retaining walls) of planning permission ref: 21/0378/08.

Ysgol Gynradd Gymraeg Aberdare, Laburnum Drive Cwmbach

139 - 150

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

16. APPLICATION NO: 21/1088/10

Raised platform at the rear of residential 3 storey home to be used as means of fire escape. (Re-submission of 21/0442/10).

25 Thomas Street, Tonypandy.

151 - 156

INFORMATION REPORT

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

To inform Members of the following, for the period 27/09/2021 – 08/10/2021

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

157 - 170

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 W Lewis, Councillor W Owen,
Councillor S Powderhill, Councillor J Williams and Councillor D Williams

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