



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 hybrid meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 24TH FEBRUARY, 2022** at **3.00 PM**.

It is the intention to live stream this meeting, details of which can be accessed [here](#).

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, 22 FEBRUARY 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 13.01.22

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 13th January 2022.

5 - 12

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 21/1081

Convert the existing double garage at the entrance to the kennels into a reception area to serve the kennels, amend the layout of the existing car park (Bat Report received 7/1/22), **Cynllan Lodge Dog Kennels, Llanharry Road, Llanharry, Pontyclun.**

13 - 22

6. APPLICATION NO: 21/1095

Application for reserved matters pursuant of condition 9 of 19/0380/15 for Phase 4 - demolition of existing railway bridge and construction of new bridge including lifts, **Taffs Well Railway Station, Cardiff Road, Taff's Well, Cardiff.**

23 - 34

7. APPLICATION NO: 21/1456

Three bed dwelling, **Land adjacent to 2 Chepstow Road, Cwmparc, Treorchy.**

35 - 46

8. APPLICATION NO: 21/1474

Construction of a light industrial unit (Use Class B1) (CMRA received

07/12/2021), **Unit G J M Upholstery Ltd, Unit 35, Ynyswen Industrial Estate, Ynys-Wen, Treherbert, Treorchy.**

47 - 56

9. APPLICATION NO: 21/1475

Change of use of approved garage/office to 2 bedroom holiday let with alterations, **Gwrangon Isaf Farm, Cwm Isaac, Rhigos, Aberdare.**

57 - 68

10. APPLICATION NO: 21/1498

Change of use from card shop (Class A1) to takeaway (Class A3), **27B Oxford Street, Mountain Ash.**

69 - 78

11. APPLICATION NO: 21/1546

Mixed-use development (including partial demolition of existing building) comprising commercial space (office and retail) and residential development (5 storey building of 52 no. apartments, 7 no. of which for Local Authority learning difficulties scheme), new turning head, drainage, landscaping, car parking, servicing, and associated works (updated CMRA received 15/12/21, updated Preliminary Ecological Assessment & Bat Survey received 28/01/22 and updated Noise Impact Assessment received 01/02/22), **Former Co-Operative, Dunraven Street, Tonypany.**

79 - 100

12. APPLICATION NO: 21/1574

Proposed development of Class B2 and/or Class B8 units, access, car parking, landscaping and associated works **Plot F, Felindre Meadows, Pencoed Technology Park, Llanharan, Bridgend.**

101 - 116

13. APPLICATION NO: 22/0114

Domestic detached garage to rear of property, **33 Wern Street, Clydach, Tonypany.**

117 - 122

INFORMATION REPORT

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

To inform Members of the following, for the period 31/01/2022 – 11/02/2022.

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

123 - 136

15. 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 R Williams respectively)

County Borough Councillors: Councillor J Barton, Councillor D Grehan,
Councillor G Hughes, Councillor P Jarman, Councillor W Lewis, Councillor W Owen,
Councillor S Powderhill, Councillor J Williams and Councillor D Williams

Head of Planning
Director of Prosperity & Development
Service Director of Democratic Services & Communication
Head of Legal Services
Head of Major Development and Investment
Senior Engineer