



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, 17TH MARCH, 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, 15 MARCH 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 10.02.22

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 10th February 2022.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/0932

The proposed retention and extension of the existing workshop building, retrospective extension of the existing office building, relocate covered vehicle washdown area, fuel pumps and water tanks, an extension of the existing staff/customer car park, a new gatehouse, erection of acoustic fence and associated works (amended Drainage Strategy received 07/10/21, amended Site Location Plan, Proposed Site Layout Plan, acoustic fence details and Noise Impact Assessment received 20/12/21). **UNIT 16 EARTHMOVERS HOUSE, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF**

9 - 40

6. APPLICATION NO: 20/1307

Detached bungalow (Outline) - Coal Mining Risk Assessment received 18/03/2021. **LAND TO THE REAR OF SWN Y FRO, GELLIFEDI ROAD, BRYNNA**

41 - 54

7. APPLICATION NO: 21/1237

Change of use from hotel, takeaway and bar/restaurant to C2 residential care home, with associated landscaping and access. (Air Quality Report received 10th January 2022) **DIAMOND JUBILEE HOTEL, EAST ROAD, TYLORSTOWN, CF43 3HE**

55 - 66

8. APPLICATION NO: 21/1601

Proposed demolition of the existing school buildings and redevelopment to provide residential development of 18 dwellings and associated works. (Updated PEA; revised elevations for plots 1, 2 and 17 including housemartin cups; and WSI for historic building recording, received 17th January 2022. Revised site layout plan, to widen footpath and amend gradient, received 15th February 2022) **LAND AT FORMER YSGOL GYNRADD GYMRAEG TONYREFAIL, SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE**

67 - 84

9. APPLICATION NO: 21/1613

Development of solar scheme and associated infrastructure. (Cable drilling method statement received 20th January 2022) **LAND AT RHIWFELIN FACH FARM, LLANTRISANT ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LQ**

85 - 98

10. APPLICATION NO: 22/0088

Construction of a single garage. **LAND OPPOSITE 16 BRYNHEULOG TERRACE, TYLORSTOWN, FERNDALE**

99 - 106

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

11. APPLICATION NO: 22/0004

New detached 4 bed dwelling. **LAND TO THE REAR OF 1 LLWYNFEN ROAD, PONT-Y-CLUN, CF72 0TW.**

107 - 114

INFORMATION REPORT

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

To inform Members of the following, for the period 28/02/2022 – 04/03/2022.

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

115 - 122

13. 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