



**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 at the **Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX** on **THURSDAY, 7TH JULY, 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, 5 JULY 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

To approve as an accurate record, the minutes of the meetings of the Planning and Development Committee held on 10<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup> March 2022.

5 - 22

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

### 5. APPLICATION NO. 21/1478

Change of use from office to 26no. student flats including part demolition of the existing building (Amended description and amended plan rec. 20/01/2022), **The Old Courthouse, Court House Street, Graig, Pontypridd.**

23 - 40

### 6. APPLICATION NO. 21/1479

Conservation area request - change of use from office to 26no. student flats including part demolition of the existing building (amended description and amended plan rec. 20/01/22), **The Old Courthouse, Court House Street, Graig, Pontypridd.**

41 - 50

### 7. APPLICATION NO. 22/0030

Erection of a fence and gates 1.8 metres high weld mesh along the western boundary, to secure the site and prevent illegal fly tipping (Amended plans received 9th February 2022), **Land to the east of Glynmynach Street, Ynysybwl, Pontypridd.**

51 - 56

**8. APPLICATION NO. 22/0162**

Change the ground floor use of the building from retail (Use Class A1) to a constituency office (Use Class A2), **2 High Street, Pontypridd.**

**57 - 62**

**9. APPLICATION NO. 22/0349**

Propose to site an outdoor gym with 10 pieces of equipment, site within **Tynybryn Park, Tynybryn Road, Tonyrefail.**

**63 - 70**

**10. APPLICATION NO. 22/0425**

Provision of a new 3-16 'all through' school, demolition of some buildings and replacement, refurbishment of others, new staff car park, coach car park and pupil drop off, associated works, **Hawthorn High School, School Lane, Rhydyfelin, Pontypridd.**

**71 - 114**

**11. APPLICATION NO. 22/0493**

Installation of 90m high anemometer mast for a temporary period of up to 3 years - a single structure with supporting steel guy wire ropes connected to ground anchors at 25m and 50m from mast, **Land at Mynydd Y Glyn, Trebanog, Porth.**

**115 - 126**

**APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT**

**12. APPLICATION NO. 21/1690**

Proposed construction of new dwelling with attached garage (Re-submission of 21/1208/10) (Amended red line boundary received 10/03/2022), **Land adjacent to Cartref Melys, Heol Llechau, Wattstown, Porth.**

**127 - 134**

**DEFERRED APPLICATIONS**

**13. APPLICATION NO. 21/1237/10**

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) at **Diamond Jubilee Hotel, East Road, Tylorstown, CF43 3HE.**

**135 - 150**

**14. APPLICATION NO. 18/1346/10**

Proposed 120 unit residential development with associated landscaping and engineering works at the **Former Blengwawr Comprehensive School, Club Street, Aberaman, Aberdare.**

**INFORMATION REPORT****15. INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**

To inform Members of the following, for the period 14/03/2022 – 24/06/2022.

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

175 - 230

**16. 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 W Lewis respectively)

County Borough Councillors: Councillor J Bonetto, Councillor D Grehan,  
Councillor G Hughes, Councillor C Middle, Councillor W Owen, Councillor J Smith,  
Councillor L A Tomkinson, Councillor D Williams and Councillor R 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