



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: Hannah Williams - Council Business Unit (07385401954)

A hybrid meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 8TH SEPTEMBER, 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, 6 SEPTEMBER 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 04.08.22

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 4th August 2022.

7 - 12

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/1319

Partially retrospective application for the retention of extension and changes to recycling centre including changes to layout and surfacing; the provision of a weigh bridge, additional buildings, attenuation pond and drainage amendments; change to the type and quality of materials being processed to include green waste, timber and glass, drying of material, operation of biomass boilers, dry mixed recycling processing, glass processing, composting of green waste, wood shredding, nappies bulking; and operation of recycling shop; plus a change to approved working hours (updated Environmental Statement, plans and supporting information received 14/05/21, updated Drainage Strategy received 03/08/21, and Technical Note (noise) received 10/01/22)
LLANTRISANT RECYCLING CENTRE, PANTYBRAD, TONYREFAIL, CF72 8YY.

13 – 48

6. APPLICATION NO: 21/1547

Proposed barn to accommodate a gym along with a swim tank, 2 no. shipping containers, an area of astro turf and associated parking.
VISITOR CENTRE, DARE VALLEY COUNTRY PARK, DARE ROAD, CWMDARE, ABERDARE, CF44 7RG

7. APPLICATION NO: 21/1674

Proposed development of 12 no.affordable flats, new access point, landscaping and associated works (ground floor flats will meet Lifetime Homes Standards and are designed to be accessible for all individuals and to be more adaptable to long-term needs). (Amended plans received 14/01/2022) (Reptile Survey, Amenity and Biodiversity Plan and Landscaping Plan rec. 27/05/22) **LAND AT EDWARD STREET, ABERCYNON, CF45 4PY**

65 - 88

8. APPLICATION NO: 22/0101

Two storey side and rear extension and alterations to existing property to create 2no. self contained flats. Gabion basket retaining walls to form terracing to front amenity space (Resubmission of 21/1012/10)(Amended description received 28/02/22) (Bat Potential Roost Assessment received 02/06/22) **5 WESLEY VILLAS, KEITH STREET, TYLORSTOWN, FERNDAL, CF43 3DS.**

89 - 100

9. APPLICATION NO: 22/0462

Detached dwelling, garage and parking (Revised redline boundary received 17/06/22) **LAND ADJ TO 11 CAE SIRIOL, YNYS-HIR, PORTH.**

101 - 112

10. APPLICATION NO: 22/0659

Conversion of HMO into three self-contained flats. **23 WOOD ROAD, TREForest, PONTYPRIDD, CF37 1RQ**

113 - 122

11. APPLICATION NO: 22/0743

Application for a lawful development certificate for a proposed use Class C3(b) care home (for up to six residents living as a single household with care provided) **WINDY RIDGE, PLEASANT VIEW, YNYS-Y-BWL, PONTYPRIDD, CF37 3PF.**

123 - 130

12. APPLICATION NO: 22/0920

Installation of an anti-vandal steel changing room **FERNDAL COMMUNITY SCHOOL, EXCELSIOR TERRACE, MAERDY, FERNDAL, CF43 4AR**

131 - 136

SITE INSPECTION**13. APPLICATION NO: 22/0492**

Hard standing (retrospective) and dropped down kerb access over public footpath **36 ABER-RHONDDA ROAD, PORTH, CF39 0BB.**

DEFERRED APPLICATIONS**14. APPLICATION NO: 22/0347**

Proposed change of use from a retail store (A1) to a fast-food pizza outlet (A3) including minor external alterations to doors and windows (amended description, plan and details received 10/06/2022). **56A JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6DD.**

147 - 162

15. APPLICATION NO: 22/0614

Change of use of A1 Retail Shop to A3 Fish and Chip Shop. **11 CLYDACH ROAD, CLYDACH, TONYPANDY, CF40 2BD**

163 - 174

16. APPLICATION NO: 21/1690

Proposed construction of new dwelling with attached garage (Re1submission of 21/1208/10) (Amended red line boundary received 10/03/2022). **LAND ADJACENT TO CARTREF MELYS, HEOL LLECHAU, WATTSTOWN, PORTH, CF39 0PP.**

175 - 188

17. APPLICATION NO: 22/0468/10

Proposed change of use of the former Llwyn yr Eos clinic (D1 Use Class) to a residential dwelling (C3 Use Class). **LLWYN YR EOS CLINIC, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RN.**

189 - 210

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

To inform Members of the following, for the period 08/08/2022 – 26/08/2022:

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

211 - 224

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.

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