



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, 9TH MARCH, 2023** 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, 7 MARCH 2023, 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 09.02.23

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 9th February 2023.

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: 22/0313

Retention of small dressing room block and the addition of an extension to its front, and retention of a wooden shed in side yard. Proposed installation of a gate to a side alley; three removable bollards to front

driveway; a 4 inch high disabled ramp with handrail to the side. Repair and restoration of the Grade II listed facade. **SAVOY BINGO HALL, COLLENA ROAD, TONYREFAIL.**

49 - 62

7. **APPLICATION NO: 22/0314**

Retention of small dressing room block and the addition of an extension to its front, and retention of a wooden shed in side yard. Proposed installation of a gate to a side alley; three removable bollards to front driveway; a 4 inch high disabled ramp with handrail to the side. Repair and restoration of the Grade II listed facade. (Application for Listed Building Consent). **SAVOY BINGO HALL, COLLENA ROAD, TONYREFAIL.**

63 - 74

8. **APPLICATION NO: 22/1082**

Installation of a Synchronous Condenser Facility, associated ancillary infrastructure and buildings to house synchronous condensers, access and landscaping **LAND AT POUND FARM, TON-TEG, PONTYPRIDD, CF38 1SU.**

75 - 102

9. **APPLICATION NO: 22/1263**

Development of four flats, car parking, landscaping and associated works. **LAND OFF ST JOHNS ROAD, TONYREFAIL.**

103 - 118

10. **APPLICATION NO: 22/1374**

Affordable housing scheme of 17 dwellings, to include demolition of existing buildings and provision of parking, access, drainage, hard and soft landscaping (revised plans, to amend levels, received 10th January 2023, Updated Ecology Survey received 17th January 2023, revised Geotechnical and Geoenvironmental Report received 26th January 2023, Additional cross section drawing received 1st February 2023) **LAND TO THE REAR OF 68 - 72, HIGH STREET, TONYREFAIL, CF39 8PL.**

119 - 144

11. **APPLICATION NO: 22/1412**

Proposed development of a care home for older persons (13no. ensuite bedrooms and 1no. respite bedroom), landscaping, sustainable drainage, access, parking and associated works **BRONLLWYN CARE HOME, COLWYN ROAD, GELLI, PENTRE, CF41 7NW.**

145 - 162

12. **APPLICATION NO: 22/1453**

Domestic garage with storage area **LLOYD STREET, GELLI, PENTRE.**

163 - 170

DEFERRED APPLICATIONS

13. APPLICATION NO: 10/0845

Comprehensive phased development comprising: residential development of up to 1,850 dwellings; neighbourhood centre to include Class D1 and D2 community/leisure facilities, Class D1 medical centre, Class D1 primary school, Class A1, A2 and A3 retail/services/food and drink floorspace; B1 office/commercial floorspace; new drainage, services, transport and highways infrastructure, strategic landscape areas and public open space (all matters reserved). Full details for new spine road and access onto A473, drainage infrastructure and the creation of development plateaus to serve the first phase of the development (Amended plans and Supplementary Environmental Information (SEI) received 13 June 2011)(Further amended plans and updated DAS received 21 June 2011). **LAND AT FORMER OPEN CAST COAL SITE AND LAND TO THE NORTH OF THE A473, LLANILID.**

171 - 174

14. APPLICATION NO: 22/0690

Reserved matters approval of the appearance, landscaping, layout and scale of residential development (460 units), and local centre development pursuant to outline planning permission 20/1196/15, open space and associated drainage and landscaping including the discharge of conditions 3, 4, 8, 9, 10, 11, 15, 16, 26, 28, 30 and 32. 20/1196/15 (revised details received 7th September 2022 and 1st November 2022) (revised site layout received 7th February 2023) **LAND WEST OF A4119, CEFN YR HENDY, LLANTRISANT.**

175 - 222

15. APPLICATION NO: 22/0886

Outdoor hospitality area to rear. **MID RHONDDA WORKING MENS CLUB AND INSTITUTE, 32-33 COURT STREET, TONYPANDY, CF40 2RQ.**

223 - 234

INFORMATION REPORT

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

To inform Members of the following, for the period 13/02/2023 – 24/02/2023

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

17. 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 J Smith, Councillor L A Tomkinson,
Councillor R Williams, Councillor G Hopkins and Councillor M Powell

Head of Planning
Head of Legal Services
Head of Major Development and Investment
Senior Engineer