



**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, 18TH AUGUST, 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, 16 AUGUST 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 21.07.22**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 21.07.22.

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

### **5. APPLICATION NO: 21/1073**

Single dwelling. (Amended Redline Boundary and Plans received 26/01/22) **LAND ADJACENT TO 23 GLAN-YR-AFON, TREORCHY.**

**11 - 24**

### **6. APPLICATION NO: 21/1440**

Variation of condition 1 - time limit of planning permission 12/0367/10. (Bat Structures Inspection and Ecological Assessment Received 04/03/22) **CHURCH HALL OFF LLYS TYLCHA FAWR, TONYREFAIL.**

**25 - 36**

### **7. APPLICATION NO: 21/1555**

Discharge of condition 13 - existing ground levels and proposed finished ground / floor levels of planning permission 18/1411/10. (Revised plans received 21/04/2022) **FORMER LLANTRISANT WELSH PRIMARY SCHOOL, SCHOOL STREET, LLANTRISANT, CF72 8EN.**

**37 - 48**

### **8. APPLICATION NO: 22/0585**

Double extension to the rear of property **85 MOUND ROAD, MAES-Y-COED, PONTYPRIDD, CF37 1EF.**

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**9. APPLICATION NO: 22/0679**

Outline Application for up to 15 Houses including access, car parking, drainage, biodiversity areas and supporting external works. **LAND ADJACENT TO BURGESSE CRESCENT, LLANTRISANT, CF72 8QB.**

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**10. APPLICATION NO: 22/0728**

Change of use of ground floor from Class A3 (Food and Drink) to Class C3 (Residential Flat). **LLANTWIT HOUSE, SHAZS INDIAN TAKEAWAY, LLANTRISANT ROAD, LLANTWIT FARDRE, CF38 2LT.**

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

**11. APPLICATION NO: 22/0769**

Detached dwelling, land formation, access widening and car parking (Re-submission of 21/1662/10). **LAND TO THE WEST OF HEOL LLECHAU ALLOTMENT, HEOL LLECHAU, WATTSTOWN, PORTH.**

87 - 96

**SITE INSPECTION**

**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, CF39 0PP.**

97 - 106

**DEFERRED APPLICATIONS**

**13. APPLICATION NO: 22/0263**

Conversion of the basement to a self-contained studio flat 2 **SCRANTON VILLAS, HIGH STREET, CYMMER, PORTH, CF39 9EU.**

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**INFORMATION REPORT**

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

To inform Members of the following, for the period 25/07/2022 – 05/08/2022.

Planning and Enforcement Appeals Decisions Received

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

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## 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 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