



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, 21ST JULY, 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, 19 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.

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

4. **APPLICATION NO: 21/0747**

Variation of Condition 1 of planning ref. 17/0195/13 to permit a period of a further 3 years for the submission of reserved matters (Ecological Review Rec. 24/03/22) **LAND TO THE REAR OF SION TERRACE, CWMBACH, ABERDARE, CF44 0AT**

7 - 20

5. **APPLICATION NO: 21/1283**

Change of use of the ground floor from Use Class A2 (Betting Office) to Use Class A3 (Takeaway) and the installation of extraction flue to the rear elevation of the property to facilitate the new use (Amended Plans Received 01/11/21) (Noise and Odour Assessment Received 01/02/22) **LADBROKES PLC, 45 YNYSHIR ROAD, YNYS-HIR, PORTH, CF39 0EL.**

21 - 30

6. **APPLICATION NO: 21/1641**

Rebuild of rear extension, installation of new front entrance door, raising the ridge height, creation of enclosed yard area and general refurbishment of property. **FORMER BUTE ARMS, LLANTRISANT ROAD, PONT-Y-CLUN, PONTYCLUN, CF72 9DP.**

31 - 40

7. **APPLICATION NO: 22/0044**
Car parking facility on land opposite nos. 11-16 Brithweunydd Road (Retrospective). **LAND AT BRITHWEUNYDD ROAD, TREALAW, TONYPANDY**
41 - 48
8. **APPLICATION NO: 22/0138**
Conversion of former Conservative club into 9 self-contained apartments (Revised elevation drawing and Bat Survey Report received 19th June 2022) **51 - 52 YSTRAD ROAD, PENTRE, CF41 7PH.**
49 - 60
9. **APPLICATION NO: 22/0220**
Non material amendment to application 18/0204/10: Amended facing materials to elevations. **THE DRAGON INN (FORMERLY THE BRIDGE INN) & NO. 1 SARON STREET, TREForest, PONTYPRIDD, CF37 1TF**
61 - 68
10. **APPLICATION NO: 22/0263**
Conversion of the basement to a self-contained studio flat 2 **SCRANTON VILLAS, HIGH STREET, CYMMER, PORTH, CF39 9EU**
69 - 76
11. **APPLICATION NO: 22/0413**
2-storey classroom block to be built out as Phase 1 incorporating 4no. classrooms at ground floor level, and Phase 2 incorporating 4no. classrooms at first floor level, and associated works. (Amended Travel Plan and Transport Statement received 12/4/22, CMRA received 15/6/22) **Y PANT COMPREHENSIVE SCHOOL, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8YQ**
77 - 90
12. **APPLICATION NO: 22/0492**
Hard standing (retrospective) and dropped down kerb access over public footpath. **36 ABER-RHONDDA ROAD, PORTH, CF39 0BB**
91 - 96
13. **APPLICATION NO: 22/0597**
Proposed extension and enlargement of the existing Sigma 3 (Kitchens) Ltd premises, along with associated works. (Revised landscaping plan and EIA received 20th June 2022) **SIGMA 3 KITCHENS LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONT-Y-CLUN, PONTYCLUN, CF72 8LF**
97 - 108

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

14. APPLICATION NO: 21/1070

Renovation and restoration of farm house (amended red line boundary and updated Structural Report rec. 01/04/22) **CYNLAS FARM, RHIGOS ROAD, RHIGOS, ABERDARE.**

109 - 118

INFORMATION REPORT

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

To inform Members of the following, for the period 27/06/2022 – 08/07/2022.

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

119 - 130

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