



**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, 4TH 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, 2 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 07.07.22**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 07.07.22

**5 - 10**

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

### **5. APPLICATION NO: 21/1385**

Elevated timber decking. **36 BRONIESTYN TERRACE, TRECYNON, ABERDARE, CF44 8EG**

**11 - 18**

### **6. APPLICATION NO: 21/1602**

Demolition of existing buildings relating to the former school and erection of 5 detached dwellings together with associated works including engineering, drainage and landscaping. (Additional Plans received 04/03/22) **FORMER PORTH JUNIOR SCHOOL, PRIMROSE TERRACE, PORTH, CF39 9TH**

**19 - 32**

### **7. APPLICATION NO: 21/1661**

Addition of hard stand to front of bungalow. **17 GLENBROOK, MOUNTAIN ASH, CF45 3DH**

**33 - 40**

8. **APPLICATION NO: 22/0171**  
 Variation of condition 2 (approved plans) of planning permission 20/1198/10 (re-submission). **PLOT 1, LAND AT 53 CENARTH DRIVE, CWMBACH, ABERDARE CF44 0NH**  
 41 - 50
9. **APPLICATION NO: 22/0308**  
 Variation of conditions 2 and 3 to extend the time to submit reserved matters  
 (ref 13/0070/13) **LAND ADJACENT TO THE WEST OF ARDWYN TERRACE, TONYPANDY**  
 51 - 60
10. **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.**  
 61 - 72
11. **APPLICATION NO: 22/0468**  
 Proposed change of use of the of 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**  
 73 - 86
12. **APPLICATION NO: 22/0549**  
 Removal of existing smoking shelter and extension of existing external drinking area. **LION HOTEL, BUTE STREET, TREORCHY, CF42 6AH**  
 87 - 92
13. **APPLICATION NO: 22/0614**  
 Change of use of A1 Retail Shop to A3 Fish and Chip Shop. **11 CLYDACH ROAD, CLYDACH, TONYPANDY, CF40 2BD**  
 93 - 102

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 11/07/2022 – 22/07/2022

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

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