



**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: [executiveandregulatorybusiness@rctcbc.gov.uk](mailto:executiveandregulatorybusiness@rctcbc.gov.uk)

A hybrid meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 8TH JUNE, 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, 6 JUNE 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 06.04.23 AND 20.04.23**

To approve as an accurate record, the minutes of the meetings of the Planning and Development Committee held on 6<sup>th</sup> and 20<sup>th</sup> April 2023.

7 - 14

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

### **5. APPLICATION NO: 22/0650**

Details of Layout, scale and appearance of the buildings, access and landscaping 18/0923/13 (Revised Site Layout) **LAND OFF B4275, ABERDARE.**

15 - 30

### **6. APPLICATION NO: 22/1006**

Redevelopment of the former Conservative Club site to provide 10 flats, car parking and associated works. **SITE OF FORMER CONSERVATIVE CLUB, BERW ROAD, TONYPANDY.**

31 - 50

### **7. APPLICATION NO: 22/1037**

Proposed dwelling and associated access **LAND ADJ TO MOUNT PLEASANT, TREHAFOD, PONTYPRIDD.**

51 - 68

8. **APPLICATION NO: 23/0151**  
 Change of use from dwelling (Use Class C3) to a childrens home (Use Class C2). **WILLOWFORD HOUSE, MAIN ROAD, GWAELOD-Y-GARTH, TAFF'S WELL, CARDIFF, CF15 9HJ.**  
 69 - 86
9. **APPLICATION NO: 23/0250**  
 Conservation and repair of the building, including refurbishment of the Auditorium, remodelling of the Entrance Foyer, Bar and Mezzanine, installation of new passenger lifts, WCs, Dressing Rooms, Changing Place, erection of a bin store and associated improvements to back of house areas **MUNICIPAL BUILDING, GELLIWASTAD ROAD, PONTYPRIDD, CF37 2DP.**  
 87 - 102
10. **APPLICATION NO: 23/0251**  
 Conservation and repair of the building, including refurbishment of the Auditorium, remodelling of the Entrance Foyer, Bar and Mezzanine, installation of new passenger lifts, WCs, Dressing Rooms, Changing Place and associated improvements to back of house areas (Listed Building Consent) **MUNICIPAL BUILDING, GELLIWASTAD ROAD, PONTYPRIDD, CF37 2DP.**  
 103 - 112
11. **APPLICATION NO: 23/0335**  
 Proposed rear garage **237 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB.**  
 113 - 118
12. **APPLICATION NO: 23/0337**  
 Proposed Rear Garage **236 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB.**  
 119 - 124
13. **APPLICATION NO: 23/0357**  
 Vary condition 2 (approved plans - change house types and site layout); and condition 3 (site investigation / remediation strategy - remove pre-commencement element) of planning permission ref. 19/0387/10. **FORMER CWMBACH PRIMARY SCHOOL, BRIDGE ROAD, CWMBACH, ABERDARE, CF44 0LS**  
 125 - 140

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

### **14. APPLICATION NO: 22/0273**

Change of use from public house to 4 dwellings (Transport Note received 4th July 2022, Foul Drainage Strategy received 2nd February 2023) **THE BARN PUBLIC HOUSE, HEOL MISKIN, MWYNDY, PONT-Y-CLUN, PONTYCLUN, CF72 8PJ.**

**141 - 158**

### **15. APPLICATION NO: 23/0044**

Retrospective retention of steps and middle decking (Resubmission of 22/0783/10) **3 PLEASANT HEIGHTS, PORTH, CF39 0LZ.**

**159 - 166**

### **16. APPLICATION NO: 23/0216**

Development of 6 terraced houses. (CIL form received 13<sup>th</sup> March 2023, corrected floor layout plan received 24<sup>th</sup> March 2023) **LAND ADJACENT TO 138 DUFFRYN STREET, FERNDALE, CF43 4EH.**

**167 - 178**

## **SITE INSPECTION**

### **17. APPLICATION NO: 23/0004**

Change of use to Mixed use development consisting of a residential dwelling (Class C3) and child minding facility (Class D1) **5 WOODLAND CRESCENT, ABERCYNON, MOUNTAIN ASH, CF45 4UT.**

**179 - 192**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 10/04/2023 – 26/05/2023.

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

**193 - 220**

## **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.

### **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 A Dennis,  
Councillor S Emanuel, Councillor D Grehan, Councillor G Hughes, Councillor M Powell,  
Councillor J Smith, Councillor L A Tomkinson and Councillor R Williams.

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