



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: Jess Daniel - Democratic Services (07385401877)

A hybrid meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 22ND 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, 20 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 08.06.23

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 8th June 2023.

7 - 14

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 22/0311

New build 1 no. bedroom dwelling (Amended plans and revised description received 27/01/2023).

THE HILL COTTAGE, EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3HG

15 - 24

6. APPLICATION NO: 22/0788

Variation to condition 2, house type and general amendments 18/0736/10 **FORMER HILLSIDE COUNTRY CLUB, COLLENA FARM, TONYREFAIL, CF39 8AX.**

25 - 40

7. APPLICATION NO: 22/1004

Reserved matters application for 100% affordable housing scheme and associated details in respect of conditions 1, 5, 7, 9 and 10 pursuant to outline permission ref. 21/0448/15. (Revised Site Location Plan, Site Layout Plan and Transport Technical Note (regarding Waunrhydd Road junction) received 27th January 2023; Construction Traffic Management

Mae'r ddogfen hon ar gael yn Gymraeg / This document is also available in Welsh

Plan received 12th April 2023)

**RHONDDA BOWL SKITTLE ALLEY, WAUNRHYDD ROAD,
TONYREFAIL, PORTH, CF39 8EW.**

41 - 58

8. APPLICATION NO: 22/1129

To construct and operate a wind farm consisting of up to 7 wind turbines and associated infrastructure (Development of National Significance)

LAND TO THE EAST OF TREBANOG, RHONDDA CYNON TAF

59 - 102

9. APPLICATION NO: 22/1443

Roller shutter doors

**LAND TO THE REAR OF 257, TREBANOG ROAD, TREBANOG,
PORTH.**

103 - 108

10. APPLICATION NO: 23/0039

Construction of garage/store/workshop (Amended Redline Boundary and Plans received 17/03/23)

REAR OF 2, CRICHTON STREET, TREHERBERT

109 - 116

11. APPLICATION NO: 23/0149

Alteration and Works for reinstatement of Grade II Listed Bridge
**ROBERTSTOWN IRON BRIDGE, CYCLEWAY FROM TRAM ROAD
TO ABERDARE FOOTPATH ABD(33(1, TRECYNON,ABERDARE.**

117 - 128

12. APPLICATION NO: 23/0290

The demolition of the existing warehouse, construction of a block of 14 affordable apartments, parking and amenity areas. (Revision and resubmission of previous application 22/0510/10)

**W R BISHOP AND CO FRUIT AND VEGETABLE WHOLESALE,
PENRHIWFER ROAD, TONYREFAIL, PORTH, CF39 8EY.**

129 - 156

13. APPLICATION NO: 23/0312

Proposed garage

**LAND ADJACENT TO TYDFIL HOUSE, HIGH STREET, CYMER,
PORTH, CF39 9ET**

157 - 164

14. APPLICATION NO: 23/0408

Proposed two storey side extension and a single storey rear extension together with internal alterations

6 MAES IFOR, TAFF'S WELL, CARDIFF, CF15 7AS

165 - 174

15. APPLICATION NO: 23/0202/10

Change of use from clinic to 5no. residential flats
**YSTRAD CLINIC, 14 TRAFALGAR TERRACE, YSTRAD, PENTRE,
CF41 7RG**

175 - 184

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

16. APPLICATION NO: 20/0988

Change of use to B8 for use as a storage facility (storage containers
and caravans). (Preliminary Ecological Appraisal rec. 13/05/2021)
FORMER PUROLITE SITE, COWBRIDGE ROAD, PONTYCLUNN.

185 - 198

INFORMATION REPORT

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

To inform Members of the following, for the period 29/05/2023 –
09/06/2023

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

199 - 210

18. 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.

Trafod unrhyw faterion sydd, yn ôl doethineb y Cadeirydd, yn faterion
brys yng ngoleuni amgylchiadau arbennig.

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