



**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, 20TH JULY, 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](mailto:PLANNINGSERVICES@RCTCBC.GOV.UK) BY 5PM ON TUESDAY, 18 JULY 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 22.06.23**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 22<sup>nd</sup> June 2023.

7 - 12

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

### **5. APPLICATION NO: 22/1305**

Formation of hardstanding to rear garden and associated dropped kerb access off Church Road

**13 CONWAY CRESCENT, TONTEG, PONTYPRIDD, CF38 1HP**

13 - 22

### **6. APPLICATION NO: 22/1375**

Outline planning application with all matters reserved for a proposed residential development.

**LAND ADJACENT TO 6 - 8 BRYNMAIR ROAD, GODREAMAN, ABERDARE, CF44 6LR**

23 - 40

### **7. APPLICATION NO: 23/0360**

Continued use as a garden.

**ST DAVIDS HOUSE, CASTELLAU ROAD, BEDDAU, PONTYPRIDD, CF38 2RA**

41 - 46

**8. APPLICATION NO: 20/1056**

Construction of a small off-grid highly sustainable community building on forestry land, including classroom, welfare, access route, on-site energy generation (wind turbine and PV panels) and drainage to support delivery of the Lost Peatlands of South Wales partnership project. (Heritage Impact Assessment received 5th June 2023)

**FORESTRY LAND TO THE NORTH EAST OF HENDRE MYNYDD  
CAR PARK, OFF RHIGOS ROAD, TREHERBERT**

**47 - 60**

**9. APPLICATION NO: 22/1474**

Erection of a 16 bedroom, two storey building providing supervised care with associated parking and refuse storage- Planning use class C2. (Amended Plans received 06/03/23)

**HEN GLYNCORNEL NURSING HOME, NANT-Y-GWYDDON ROAD,  
LLWYNYPIA, TONYPANDY, CF40 2JF**

**61 - 78**

**10. APPLICATION NO: 23/0170**

Conversion of shop and dwelling to 2 flats. (Amended Plans and Description received 09/05/2023)

**SHOP, 2 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BP**

**79 - 88**

**11. APPLICATION NO: 23/0506**

Demolition of existing buildings and the construction of a 16 bed specialist residential care home (use class C2) with associated works

**LAND TO THE REAR OF NO.15 & 16 RHIGOS ROAD, HIRWAUN,  
ABERDARE, CF44 9PS**

**89 - 110**

**12. APPLICATION NO: 23/0422**

Demolition of caretakers house, reconfiguration of the car park/drop off area/bus bay, footpaths, 3G sports pitch, flood lighting, new play areas, plant and associated works (revised technical detail received 01/06/2023)

**PONTYPRIDD HIGH SCHOOL, CILFYNYDD ROAD, CILFYNYDD,  
PONTYPRIDD, CF37 4SF**

**111 - 128**

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

**13. APPLICATION NO: 22/1464**

Single storey side extension, two storey side extension and rear raised patio and associated works.

**45 HILL STREET, HENDREFORGAN, GILFACH GOCH, PORTH,  
CF39 8TW**

**129 - 138**

## **DEFERRED APPLICATIONS**

### **14. APPLICATION NO: 22/0273/10**

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**

**139 - 162**

### **15. APPLICATION NO: 22/0668/10**

Conversion of former church to 11 flats.(FCA received 11th July 2022, Ecological Impact Assessment received 20th September 2022)

**YSTRAD ENGLISH CONGREGATIONAL CHURCH, 1 CHURCH ROAD, TON PENTRE, CF41 7AD**

**163 - 180**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 12/06/2023 – 07/07/2023.

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

**181 - 194**

### **17. 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