



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, 17TH AUGUST, 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, 15 AUGUST 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 20.07.23

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 20th July 2023.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 22/0734

Extension of existing brick/ block traditional build changing rooms. (Bat and Bird survey received 07/11/22)(Bat Activity Survey Received 14/07/23)

PENYRENGLYN CHANGING ROOMS, BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AW

11 - 18

6. APPLICATION NO: 22/1272

The construction and operation of up to 14 wind turbines and associated infrastructure including: hardstanding areas to include turbine foundations, crane hardstanding and lay down and storage area with associated micro siting allowances; electrical sub station and control building with underground power cables; new access route connecting on to the A472; on site access tracks with pipeline and watercourse crossings; borrow pit(s); anemometer mast; temporary construction and storage compound with associated lay down areas near to the site entrance; habitat management area; and off site works to facilitate the movement of abnormal loads such as the construction of over-run areas and temporary modifications to street furniture.

LAND NORTH OF SENGHENYDD, CAERPHILLY TO BE KNOWN AS TWYN HYWEL ENERGY PARK

19 - 76

7. APPLICATION NO: 22/1321

Change of use from residential to care home for children (C2)

41 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RH

77 - 88

8. APPLICATION NO: 22/1378

Variation of condition 1 of planning permission ref. 15/1635/10 - to extend time limit for commencement of development by one year (Drainage Briefing Note 10/02/23 Rev.2 - 10/07/23, received 16/06/23).

LLWYNCELYN FARM, HAFOD LANE, PORTH, CF39 9UE

89 - 118

9. APPLICATION NO: 22/1433

Proposed development of two dwellings, car parking and associated works.

VACANT LAND AT WILLIAM STREET, YSTRAD, PENTRE

119 - 132

10. APPLICATION NO: 22/1476

Permanent retention of landform created by deposit of approximately 19,700m³ of material from Tylorstown landslip, creation of new footpath incorporating two footbridges, drainage works plus landscaping and habitat/ecological mitigation measures and associated works.

LAND ACROSS FROM OAKLANDS BUSINESS PARK, FERNDALE

133 - 166

11. APPLICATION NO: 22/1477

Permanent retention of approximately 740m³ of material from Tylorstown landslip, landscaping and habitat/ecological mitigation measures and associated works.

LAND TO THE SOUTH OF STATION ROAD, FERNDALE

167 - 200

12. APPLICATION NO: 23/0398

Change of use from a HMO (C4 use) to a Children's Home and associated works. (Amended Site Location Plan received 08/06/2023)

37 ELIZABETH STREET, ABERDARE, CF44 7LN

201 - 210

13. APPLICATION NO: 23/0433

Coffee drive thru unit (Mixed A1/A3 Use) and associated works (Amended Description and Updated Use Class information rec. 09/06/23)

ASDA STORES LTD, FFORDD TIRWAUN, CWM-BACH, ABERDARE, CF44 0AH

211 - 232

14. APPLICATION NO: 23/0651

Replacement of the current backlit static advertising poster with an internally illuminated LED digital poster.

THE COLISEUM THEATRE, MOUNT PLEASANT STREET, TRECYNON, ABERDARE, CF44 8NG

DEFERRED APPLICATIONS

15. 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 15 & 16 Rhigos Road, Hirwaun, Aberdare, CF44 9PS

241 - 270

INFORMATION REPORT

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

To inform Members of the following, for the period 24/07/2023 – 04/08/2023.

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

271 - 280

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.

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