



**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, 7TH SEPTEMBER, 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, 5 SEPTEMBER 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 03.08.23**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 3<sup>rd</sup> August 2023.

**5 - 8**

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

### **5. APPLICATION NO: 23/0165**

Retention of detached garage / workshop.

**87 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EN**

**9 - 18**

### **6. APPLICATION NO: 23/0294**

Sub-division, extension, external alterations to retail unit to enable it to trade as part foodstore/part non-food retail unit with ancillary cafe, modifications to garden centre, delivery access arrangements, car parking layout, landscaping, and other associated site works.

**WHAT STORES, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA**

**19 - 42**

### **7. APPLICATION NO: 23/0368**

Change of use from function room to 4no bed & breakfast rooms.

**PLOUGH INN PUBLIC HOUSE, LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY**

**43 - 54**

### **8. APPLICATION NO: 23/0576**

Resubmission of proposed partial Change of Use at 22-22A Cardiff Street to create 7 new flats and retain the residential unit on the 2nd floor along with improvement works to the commercial areas at the basement and ground floor levels.

**22-22A CARDIFF STREET, ABERDARE, CF44 7DP**

**55 - 68**

**9. APPLICATION NO: 23/0910**

Wooden sign installed on grass area near main entrance of the Park.  
**YNYSANGHARAD WAR MEMORIAL PARK, BRIDGE STREET,  
PONTYPRIDD**

**69 - 74**

**DEFERRED APPLICATIONS**

**10. APPLICATION NO: 22/1321**

Change of use from residential to care home for children (C2).  
**41 Wood Road, Treforest, Pontypridd, CF37 1RH**

**75 - 88**

**11. 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**

**89 - 102**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 07/08/2023 – 25/08/2023.

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

**103 - 116**

**13. 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