



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, 19TH OCTOBER, 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, 17 OCTOBER 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 07.09.23

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 07.09.23.

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APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 23/0575

Variation of condition 1 of application 18/0617/15 - to extend the current consent by a further 5 years (original application: 13/0758/10 - Residential development, construction of 3 no. 3 bedroom linked housing units).

LAND ADJACENT TO 15 GROVER STREET, GRAIG, PONTYPRIDD, CF37 1LD

9 - 24

6. APPLICATION NO: 23/0712

Proposed change the use of the property into a Children's Residential Home.

142 KENRY STREET, TONYPANDY, CF40 1DD

25 - 36

7. APPLICATION NO: 23/0871

Outline planning application for a proposed complementary food and drink outlet up to 140sq metres (all matters reserved apart from means of access). Revised site location plan received 13th September 2023 (to remove developable area from the coal high risk zone).

KENTUCKY FRIED CHICKEN RESTAURANT, CYMMER ROAD, DINAS, PORTH, CF39 9BL

37 - 48

8. APPLICATION NO: 23/0896

Demolition of the existing rear and side extensions, construction of a two-storey side extension and a complete first-floor extension. Works also include alteration to the structure of the existing dwelling and general renovation works (Amended site location plan received 13/09/2023)

CARTREF BUNGALOW, HOBBS LANE, HIRWAUN, ABERDARE, CF44 9BU

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DEFERRED APPLICATIONS

9. APPLICATION NO: 23/0576

Change of use and extension to provide 7 new flats and retain existing residential unit on second floor and improvements to commercial areas.

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

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INFORMATION REPORT

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

To inform Members of the following, for the period 25/09/2023 – 06/10/2023.

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

77 - 166

11. 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