



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 virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 23RD NOVEMBER, 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, 21 NOVEMBER 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 19.10.23

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 19th October 2023.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 19/1258

Reserved Matters application for new primary school and associated infrastructure including access and landscaping (submitted pursuant to outline (hybrid) planning permission 10/0845/34). (Amended plans received 30 September 2021, 05 April 2022; updated ecology information received 22 June 2023, 09 October 2023)

LAND AT FORMER OPEN CAST COAL SITE, LLANILID

9 - 34

6. APPLICATION NO: 22/0823

Installation of a 35m lattice tower supporting 3 no. antennas, 2 no. transmission dishes, 1 no. equipment cabinet, 1 no. meter cabinet and ancillary development thereto, including a generator and associated fuel tank, a fenced compound for the Shared Rural Network project on behalf of Cornerstone (Amended plans received 25/05/2023 and Ecological Assessment Received 05/10/2023)

LAND AT RHIGOS FORESTRY, RHIGOS ROAD, RHIGOS, ABERDARE

35 - 46

7. APPLICATION NO: 23/0679

Change of use from bed and breakfast to House in Multiple Occupation (HMO) use (Amended Plans received 30/08/2023)

CENTRAL HOUSE GUEST HOUSE, STOW HILL, TREFOREST,

PONTYPRIDD, CF37 1RZ

47 - 60

8. APPLICATION NO: 23/0905

Retrospective removal of garage/shed to replace with a prefabricated shed and garage together with some vertical feather edge board fence 1800mm high.

16 BAPTIST ROW, BLAENLLECHAU, FERNDALE, CF43 4NY

61 - 68

9. APPLICATION NO: 23/0994

Solar farm, including ground mounted solar panels, sub stations, inverters, access tracks, security fencing and private wire.

LAND AT FORMER COED ELY COLLIERY, OFF THE A4119, COED ELY.

69 - 88

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

10. APPLICATION NO: 23/0007

Repair and rebuild of farmhouse. (Coal Mining Risk Assessment and Structural Report received 20/09/23)

GARTH HALL FARM, ROAD TO GARTH HALL FARM, COED-ELY, TONYREFAIL, PORTH, CF39 8HJ

89 - 100

11. APPLICATION NO: 23/0933

Creation of three Traveller pitches to include one static caravan, touring caravan and day/utility room per pitch, hard standing area, perimeter timber fence and installation of a package treatment plant.

TWELVE OAKS STABLE, LLANHARRY ROAD, LLANHARRY, CF72 9LY

101 - 118

DEFERRED APPLICATIONS

12. APPLICATION NO: 22/1378/15

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

119 - 166

13. APPLICATION NO: 23/0712/10

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

142 Kenry Street, Tonypandy, CF40 1DD

INFORMATION REPORT

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

To inform Members of the following, for the period 30/10/2023 – 10/11/2023.

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

181 - 192

15. 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