



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, 11TH JANUARY, 2024** 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, 9 JANUARY 2024, 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 23.11.23

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 23.11.23.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 21/1309

Change of use of land to Class B8 storage including siting of 50 no. storage containers associated access and enclosures (Amended site layout plan received 16/03/22).

FFERM NANTLLECHAU, HALT ROAD, RHIGOS, HIRWAUN, ABERDAR, CF44 9UN

11 - 24

6. APPLICATION NO: 22/1413

Construction and operation of a solar photovoltaic farm including access, fencing, CCTV, internal service tracks, ancillary equipment and scheme of landscaping (amended site layout and supporting information received 29/08/23)

RHIWFELIN FAWR FARM, LLANTRISANT

25 - 50

7. APPLICATION NO: 23/0378

Change of use from dwelling to Chapel of Rest
1 BROOK STREET, YSTRAD, PENTRE, CF41 7RB

51 - 58

8. APPLICATION NO: 23/0493

Detached dwelling, parking area, amenity space, associated works

(Amended plans received 24/09/2023 and 06/10/2023)
**LAND TO THE WEST OF HIGH STREET, YNYSYBWL,
PONTYPRIDD**

59 - 76

9. APPLICATION NO: 23/0953

Change of use of land to west of 308 Park Road to garden curtilage to be used in association with dwelling, and erection of 1.8m high timber fence around (retrospective).

308 PARK ROAD, CWM-PARC, TREORCHY, CF42 6LG

77 - 84

10. APPLICATION NO: 23/1004

Construction of a new Agarose production facility, extension of pipe bridge, car park extension and associated lighting, nitrogen tank and associated infrastructure works. (Preliminary Risk Assessment Report received 28/09/2023. Revised Ecology Assessment, Soft Landscaping details and Drainage Strategy received 17th November 2023. CMRA Addendum, Phase 2 SI report, PRA addendum, GAP Analysis and Construction Management Plan received 30th November 2023. Updated Tree Report, Soft Landscaping details and Ecology Assessment received 4th December 2023)

**LAND AT PUROLITE, LLANTRISANT BUSINESS PARK,
LLANTRISANT, PONT-Y-CLUN, PONTYCLUN, CF72 8LF**

85 - 106

11. APPLICATION NO: 23/1110

Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 20/0646/13

LAND AT OTTERS BROOK, IVOR PARK, BRYNSADLER, PONT-Y-CLUN, PONTYCLUN, CF72 9BF

107 - 122

DEFERRED APPLICATIONS

12. APPLICATION NO: 23/0679

Change of use from bed and breakfast to 11-bedroom House in Multiple Occupation (HMO) use (Amended Plans received 01/12/2023)

**CENTRAL HOUSE GUEST HOUSE, STOW HILL, TREFOREST,
PONTYPRIDD, CF37 1RZ**

123 - 138

INFORMATION REPORT

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

To inform Members of the following, for the period 04/12/2023 – 29/12/2023.

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

139 - 150

14. 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