



**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
2 Llys Cadwyn
Taff Street
Pontypridd
CF37 4TH

Meeting Contact: Jess Daniel - Democratic Services (07385401877)

A virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 25TH JANUARY, 2024** at **3.00 PM**.

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, 23 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 14.12.23

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 14.12.23.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. 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

11 - 36

6. APPLICATION NO: 23/0378

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

37 - 44

7. 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**

45 - 62

- 8. 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
- 63 - 82**
- 9. 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
- 83 - 98**
- 10. APPLICATION NO: 23/0654**
 Variation of condition 1 of planning permission 17/1351 (Proposed erection of 8 No. 3 bed dwellings) to allow a further 5 years for the commencement of development (Preliminary Ecology Survey rec. 03/11/23)
LAND AT SALISBURY ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4NU
- 99 - 114**
- 11. APPLICATION NO: 23/1056**
 4 semi detached dwellings and 1 detached dwelling (resubmission of 21/0373/10)
LAND BETWEEN 37 TO 43 TREBANOG ROAD, TREBANOG, CF39 9EP
- 115 - 132**
- 12. APPLICATION NO: 23/1237**
 Two storey rear extension
30 BRON-Y-DERI, MOUNTAIN ASH, CF45 4LL
- 133 - 140**
- 13. APPLICATION NO: 23/1285**
 Proposed expansion comprising part three (offices) and part two storey (medical equipment processing, assembling and manufacturing) building, new staff car park and landscaping works.
ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ
- 141 - 160**

DEFERRED APPLICATIONS

14. 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**

161 - 176

15. APPLICATION NO: 23/0412/10

New four bedroom dwelling with detached garage and two additional parking spaces (Amended plans received 21/12/23), **LAND ADJACENT TO 4 NASH STREET, ABERCYNON, MOUNTAIN ASH, CF45 4PB**

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INFORMATION REPORT

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

To inform Members of the following, for the period 04/12/2023 – 12/01/2024.

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

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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