



**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, 8TH FEBRUARY, 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](mailto:PLANNINGSERVICES@RCTCBC.GOV.UK) BY 5PM ON TUESDAY, 6 FEBRUARY 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 11.01.24**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 11.01.24.

5 - 8

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

**5. APPLICATION NO: 21/1331**

Construction of health complex and venue with associated amenities, to include A3, D2 and Sui Generis use classes and regularisation of 52no. Space Overspill Carpark. (Amended Redline Boundary Received 08/07/22)(Revised description received 08/07/22)(Swept Path Analysis and car park details received 09/09/22)

**TY MAELWG, ROAD TO FOREST VIEW, YNYSMAERDY,  
LLANTRISANT, PONTYCLUN, CF72 9JS**

9 - 26

**6. APPLICATION NO: 23/1052**

Change of use from guest house and ancillary bungalow to a residential drugs and alcohol rehabilitation centre (Use Class C2).

**FIFTH AVENUE GUEST HOUSE, FIFTH AVENUE, HIRWAUN  
INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UN**

27 - 42

**7. APPLICATION NO: 23/1198**

Residential development of 10 no. affordable dwellings and associated works.

**D K S TRIMMINGS LTD, CATHERINE CRESCENT, CYMMER,  
PORTH, CF39 9AF**

43 - 58

**8. APPLICATION NO: 23/0733**

Refurbish Berw Road Bridge. (Phase 3 of the works, which this application supports) (amended drainage details, Heritage Impact Assessment (HIA) and reduced works to banking and retention of trees - received 15/11/2023), **Berw Road Bridge (White Bridge), Pontypridd.**

**59 - 70**

**DEFERRED APPLICATIONS**

**9. APPLICATION NO: 23/1056/10**

4 semi-detached dwellings and 1 detached dwelling (resubmission of 21/0373/10), **LAND BETWEEN 37 TO 43 TREBANOG ROAD, TREBANOG, CF39 9EP**

**71 - 90**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 15/01/2024 – 26/01/2024.

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

**91 - 102**

**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.

**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