



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 hybrid meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held at the **Council Chamber, 2 Llys Cadwyn, Taff Street, Pontypridd, CF37 4TH** on **THURSDAY, 22ND 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** BY 5PM ON TUESDAY, 20 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 25.01.24

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 25th January 2024.

5 - 12

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 23/0404

Change of use of garage into hair salon.

34 DAVIS STREET, ABERAMAN, ABERDARE, CF44 6UR

13 - 22

6. APPLICATION NO: 23/0549

Replacement of the bridge structure. (Otter Report Rec. 20/07/23)
(Updated Preliminary Ecological Assessment, Bat Surveys, Invasive Species Survey, Preliminary Ground Level Tree Assessment and Arboricultural Impact Assessment Rec. 24/01/24)

FEEDER PIPE BRIDGE OFF TRAM ROAD, TREHARRIS, CF46 5EF

23 - 38

7. APPLICATION NO: 23/1019

Development of listed building into 5 residential dwellings.

FORMER STABLES, HEOL TY ABERAMAN, ABERAMAN, ABERDARE

39 - 52

8. **APPLICATION NO: 23/1281**
First floor extension to create extra office space (Amended plans received 14/12/2023).
SBM CAR SALES, MAIN ROAD, TON-TEG, PONTYPRIDD, CF38 1PW
53 - 60
9. **APPLICATION NO: 23/1335**
Certificate of Lawfulness for a proposed change of use of a dwelling C3(a) to a Children's Residential Home C2 for up to 2 children.
134 TURBERVILLE ROAD, PORTH, CF39 0ND
61 - 68
10. **APPLICATION NO: 24/0073**
Solar panels to roof of splashpad building.
ABERDARE PARK, GLAN ROAD, GADLYS, ABERDARE
69 - 74

DEFERRED APPLICATIONS

11. **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
75 - 90

INFORMATION REPORT

12. **INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**
To inform Members of the following, for the period 29/01/2024 – 09/02/2024

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

91 - 102
13. **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