



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, 11TH APRIL, 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, 9 APRIL 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 07.03.24

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 07.03.24.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 22/0357

The proposed change of use of vacant land to the north of Earthmovers House for the creation of an area of hardstanding for vehicle parking and storage, including the diversion of Public Right of Way Llantrisant 223, and associated works (amended plans and documents received 29/06/22).

UNIT 16 EARTHMOVERS HOUSE, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONT-Y-CLUN, PONTYCLUN, CF72 8LF (PHASE 2)

9 - 40

6. APPLICATION NO: 23/1207

Change of use from dwellinghouse (Class C3) to residential care home (Class C2) for up to 4 children and reinstatement of car parking.

GWYNFRYN, BRYNBEDW ROAD, TYLORSTOWN, FERNDAL, CF43 3AE

41 - 50

7. APPLICATION NO: 23/1276

Outline Application with all matters reserved for 4 detached dwelling with double garages (Resubmission of planning ref. 23/0143/13) (Amended Plan Rec. 25/01/24)

LAND AT MOSS PLACE, ABER-NANT, ABERDARE

51 - 74

8. APPLICATION NO: 23/1428

Change of use from a C3 dwelling house to a C4 house in multiple occupancy (HMO) (5 bedrooms) and demolish old porch area at rear.
35 GYNOR PLACE, YNYS-HIR, PORTH, CF39 0NR

75 - 84

DEFERRED APPLICATIONS

9. APPLICATION NO: 23/1318/09

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, along with 2 no. support staff 24 hours a day, operating in shifts, and a registered manager. **142 KENRY STREET, TONYPANDY, CF40 1DD.**

85 - 96

10. APPLICATION NO: 23/1277

Discharge of conditions 7 (traffic Management) and 8 (drainage details) imposed on planning permission 23/0575/15 for the construction of 3no. three

Bedroom houses on
LAND ADJACENT TO 15 GROVER STREET, GRAIG, PONTYPRIDD.

97 - 108

INFORMATION REPORT

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

To inform Members of the following, for the period 11/03/2024 – 29/03/2024

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

109 - 120

12. URGENT BUSINESS

To consider any items which the Chair 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