



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, 25TH 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, 23 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 21.03.24

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 21.03.24.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 22/0982

New cattery and dog kennels (Environmental noise assessment received 10/01/2023) (Review of Clear Acoustic Design Ltd report received 15/03/2023).

TREDEGAIN FARM, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PU

9 - 24

6. APPLICATION NO: 22/1149

Construction of aggregates recovery facility. (Amended PEA, updated and additional drawings and sections, Air Quality Assessment received 4th May 2023, Revised Transport Assessment and Air Quality Addendum received 28th September 2023, Updated Noise Assessment received 14th December 2023. Green Infrastructure Statement and Updated Ecological Management Plan received 5th February 2023).

FFOREST WOOD QUARRY, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9XD

25 – 76

7. **APPLICATION NO: 23/0719**
 Renovation of an existing Commercial fire-damaged building into 6 apartments and 2 smaller Commercial spaces.
4-5 MARKET STREET, ABERDARE, CF44 7DY
 77 - 92
8. **APPLICATION NO: 23/1105**
 Outline application for a drive through food and drink unit (Use Class A3) up to 160 sq metres (all matters reserved except for means of access) (Updated FCA Rec. 05/02/24)
KENTUCKY FRIED CHICKEN RESTAURANT, HEOL-Y-PWLL, TREForest INDUSTRIAL ESTATE, TAFF'S WELL, CARDIFF, CF15 7QX
 93 - 106
9. **APPLICATION NO: 23/1255**
 8 no. residential units with associated infrastructure works (Bat Survey rec. 28/11/23)
LAND AT THE FORMER BRICKWORKS SITE OFF LLWYDCOED ROAD, LLWYDCOED, ABERDARE
 107 - 130
10. **APPLICATION NO: 24/0131**
 Replacement of the bridge structure and associated temporary work requirements (Additional information submitted 13/03/24 and 26/03/24)
FEEDER PIPE BRIDGE OFF TRAM ROAD, Treharris, CF46 5EF
 131 - 144

SITE INSPECTION

11. **APPLICATION NO: 23/1169/10**
 Detached dwelling and upgrade works to access lane. (Coal Mining Risk Assessment received 21/11/23) (amended red line boundary and plans received 15/12/23)
LAND TO THE REAR OF MILDRED STREET, BEDDAU
 145 - 162

INFORMATION REPORT

12. **INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**
 To inform Members of the following, for the period 01/04/2024 – 12/04/2024.
 Planning and Enforcement Appeals Decisions Received
 Delegated Decisions Approvals and Refusals with reasons.
 Overview of Enforcement Cases.
 Enforcement Delegated Decisions.
 163 - 172

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