



**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, 12TH SEPTEMBER, 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, 10 SEPTEMBER 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 18.07.24**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 18<sup>th</sup> July 2024.

**5 - 12**

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

### **5. APPLICATION NO: 24/0245**

Vehicle crossover and dropped kerb to the highway  
**3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW**

**13 - 20**

### **6. APPLICATION NO:24/0597**

New single storey classroom block containing 3 classrooms on site of the multi-use games area.  
**MAESGWYN SPECIAL SCHOOL, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RE**

**21 - 32**

## **SITE INSPECTION**

### **7. APPLICATION NO: 24/0164**

Residential Development of 41 no. Affordable Dwellings and Associated Works (Hydraulic Modelling Assessment Rec. 25/03/24) (Amended

Plans Rec. 11/04/24)  
**LAND ADJACENT TO BRYNGELLI ESTATE, MEADOW LANE,  
HIRWAUN**

**33 - 38**

### **DEFERRED APPLICATIONS**

**8. APPLICATION NO: 24/0374/10**

Change of Use from a C3 Dwelling House to a C4 HMO (4 Bedrooms)  
**3 Baglan Street, Treherbert, Treorchy, CF42 5AA**

**39 - 52**

**9. APPLICATION NO:24/0373/10**

Change of Use from a C3 Dwelling House to a C4 HMO (4 Bedrooms)  
(Amended Plans and Description Received 13/05/2024).  
**28 Brynhyfryd Street, Clydach, Tonypany, CF40 2DZ**

**53 - 66**

**10. APPLICATION NO: 24/0125/10**

Change of Use from Residential Dwelling (Use Class C3) to HMO (Use  
Class C4)  
**1 Mill Street, Trecynon, Aberdare, CF44 8NA**

**67 - 84**

### **INFORMATION REPORT**

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

To inform Members of the following, for the period 05/08/2024 –  
30/08/2024

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

**85 - 104**

**12. 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 W Owen, 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