



**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 / Zoom** on **THURSDAY, 21ST NOVEMBER, 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, 19 NOVEMBER 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 10.10.24**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 10.10.24.

**5 - 8**

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

### **5. APPLICATION NO: 23/0884**

New industrial units and resitting of existing steel containers (Drainage details received 13/08/24)

**Town And Country Fencing, Gilfach Road, Tonyrefail, Porth, CF39 8HL**

**9 - 24**

### **6. APPLICATION NO: 24/0341**

Hybrid application seeking part full, part outline consent for the severable phased erection of units for use within classes B1 or B2 or B8 (including trade counter) and ancillary uses. (Flood Statement, SuDS Ecology Strategy, Drainage Layout, Planting Schedule and Swept Path Analysis received 22/02/2024. Revised Site Layout Plan, Drainage and Access Details, Landscaping Plan received 17th October 2024)

**Land off Wilfried Way Tonyrefail**

**25 – 44**

**7. APPLICATION NO: 24/1055**

Three storey enclosure to prop existing building and to host services at adjacent development.

**97 Taff Street Pontypridd CF37 4SL**

**45 - 50**

**SITE INSPECTION**

**8. APPLICATION NO: 24/0164/10**

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**

**51 - 100**

**DEFERRED APPLICATIONS**

**9. APPLICATION NO: 12/0929**

Development of up to 600 residential dwellings and ancillary development, including retail/community facilities (maximum gross internal floor space 464 square metres), together with associated infrastructure works, provision of formal and informal open space, retention of wildlife habitats, and demolition of existing buildings and structures at Trane Farm (outline application with all matters reserved). Application accompanied by an Environmental Statement received 23 August 2012 plus ES Addendum and Transport Assessment received 6th November 2015 (amended plans and description of 6th November 2015),

**Land at Trane Farm, Tonyrefail**

**101 - 216**

**10. APPLICATION NO: 24/0818**

Change of use of 2 bed residential unit (Planning Use Class C3) into 4 bed HMO (Planning Use Class C4)

**2 Hurford Crescent, Pontypridd, CF37 2LD**

**217 - 236**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 28/10/2024 – 08/11/2024

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

Enforcement Delegated Decisions.

237 - 250

## 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