



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, 5TH DECEMBER, 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, 3 DECEMBER 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 24.10.24

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 24.10.24.

5 - 10

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 23/1334

Construction of 4no. industrial units for B1/B2/B8 use, and associated works (amended plans and Transport Briefing Note received 01/10/24; amended description received 10/05/24; Ecology Summary Note and amended site location plan received 02/02/24).

Land North of Ffordd Prichard, Ffordd Prichard, Llantrisant Business Park

11 - 22

6. APPLICATION NO: 23/1454

Construction of a dormer bungalow (Amended plans and description received 04/08/2024)

Land to The Rear Of 1 Pant Place, Glan Y Llyn, Taffs Well, CF15 7QG

23 - 34

7. APPLICATION NO: 24/0463

Creation of new access and track to serve existing yard.

- Llantwit Chase, Church Road, Church Village, Pontypridd, CF38 1EE**
- 35 - 50**
- 8. APPLICATION NO: 24/0627**
Construction of student accommodation (amended plans rec. 27/09/24).
86 Wood Road, Treforest, Pontypridd, Rhondda Cynon Taf, CF37 1RJ
- 51 - 62**
- 9. APPLICATION NO: 24/1049**
Construction of a cycle pump track with associated drainage, signage and landscaping plus use of remainder of site for landscaping/natural regeneration, and habitat/ecological mitigation measures.
Station Road, Ferndale
- 63 - 72**
- 10. APPLICATION NO: 24/0810**
Proposed dormer bungalow.
Awelon, Hirwaun Road, Pen-y-waun, Aberdare, CF44 9AF
- 73 - 82**

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

- 11. APPLICATION NO: 23/1019**
Development of listed building into 5 residential dwellings.
Former Stables Heol Ty Aberaman Aberaman Aberdare
- 83 - 94**

DEFERRED APPLICATIONS

- 12. APPLICATION NO: 22/1149/10**
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, Air Quality Technical Note received 10th November 2023, Updated Noise Assessment received 14th December 2023. Green Infrastructure Statement and Updated Ecological Management Plan received 5th February 2024).
FFOREST WOOD QUARRY, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9XD
- 95 - 162**
- 13. APPLICATION NO: 24/0489**
Demolition of 2no. commercial buildings and replacement with 2no. purpose built commercial buildings, associated car parking and ancillary works (Amended Block Plan/Foul Drainage Arrangements)
Leeway Carpets and Flooring, 550-555 Llantrisant Road,

INFORMATION REPORT

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

To inform Members of the following, for the period 11/11/2024 – 22/11/2024

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

185 - 196

15. 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