



**CYNGOR BWRDEISTREF SIROL**  
**RHONDDA CYNON TAF**  
**COUNTY BOROUGH COUNCIL**

**COMMITTEE SUMMONS**

C Hanagan  
Service Director, Cabinet & Public Relations  
Rhondda Cynon Taf County Borough Council  
The Pavilions  
Cambrian Park  
Clydach Vale CF40 2XX

Meeting Contact: Hannah Williams - Executive and Regulatory Business Unit (01443 424062)

A meeting of the **Planning and Development Committee** will be held at the **(Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypandy, CF40 2XX)** on **THURSDAY, 1ST MARCH, 2018** at **5.00 PM**.

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, 27 FEBRUARY 2018, 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**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 1<sup>st</sup> February, 2018.

**5 - 16**

## **APPLICATIONS RECOMMENDED FOR APPROVAL BY THE SERVICE DIRECTOR, PLANNING**

### **5. APPLICATION NO: 17/0239**

The raising of existing waste ground levels, to correspond to the existing rear lane access road level at 184 - 186 High Street, To create additional parking facilities for inhabitants, Waste Ground on land to the rear of 184 - 186 High Street, Gilfach Goch.

**17 - 22**

### **6. APPLICATION NO: 17/0787**

The proposal is to construct 6 new loose boxes, a feed store, a tack room plus the creation of a menage (small riding area) for equestrian purposes, 3/4 Mile South East of Tonyrefail (land east of Oaklands Farm, Pantybrad, Tonyrefail, Porth.

**23 - 34**

### **7. APPLICATION NO: 17/0922**

The proposed development is for a temporary agricultural dwelling on the land that is owned by the applicant, Top Yard, Tir Y Gelli Farm, Gelli-Wrgan Road, Mountain Ash, Pontypridd.

**35 - 54**

**8. APPLICATION NO: 17/1299**

Erection of coffee shop (Use Class A3) and a two storey mixed use building comprising 2 no. A2/A3/D1 units (Financial/Professional, Food/Drink, Non-Residential Institutions) at ground floor level, with office accommodation above (Use Class B1), together with associated vehicular and pedestrian accesses, car parking, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure (amended description received 10/01/18), Land at Magden Park, Green Meadow, Llantrisant, Pontyclun.

**55 - 72**

**9. APPLICATION NO: 17/1338**

Proposed erection of two three storey semi detached dwellings, Land adjacent to 26 Llwynmadoc Street, Pontypridd.

**73 - 82**

**10. APPLICATION NO: 17/1374**

The conversion of the former Exchange Building, Aberdare, including change of use from offices (B1) to residential (C3) to provide 7 affordable flats, and associated external alterations, The Exchange, Griffith Street, Aberdare.

**83 - 92**

**11. APPLICATION NO: 17/1376**

Refurbishment and conversion of the Black Lion Hotel, Aberdare, including change of use of the upper floors to residential use to provide 11 affordable flats; commercial unit (Class A3 and Class A1) on ground floor; and associated internal and external alterations, Black Lion Hotel, 104 Wind Street, Aberdare.

**93 - 104**

**APPLICATIONS RECOMMENDED FOR REFUSAL BY THE SERVICE  
DIRECTOR, PLANNING**

**12. APPLICATION NO: 17/0909**

Three storey extension and third floor extension to two storey hotel block and new facade, Haveli Restaurant & Bar, Woodhouse Inn, Coedcae Lane, Talbot Green, Pontyclun.

**105 - 114**

**DEFERRED APPLICATIONS**

**13. APPLICATION NO: 17/0525**

Proposed revised restoration scheme following completion of coal extraction pursuant to Condition 8 of planning permission reference 13/0466, incorporating formation of a plateau for future development in accordance with Policy NSA8 of Rhondda Cynon Taf Local Development Plan (amended site and section plans, drainage details

and new photo montages dated October 2017).  
Location: Opencast Coal Site, Tower Colliery, Hirwaun.

**115 - 128**

**14. APPLICATION NO: 17/1132**

Proposed re-located vehicular access and new, realigned wall to front of property onto A473. The Bungalow, The Square, Llanharan, Pontyclun

**129 - 138**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 05/02/2018 and 16/02/2018.

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

**139 - 146**

**16. URGENT ITEMS**

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, Cabinet & PR**

**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 G Caple respectively)

County Borough Councillors: Councillor J Bonetto, Councillor P Jarman,  
Councillor D Grehan, Councillor G Hughes, Councillor A Davies-Jones,  
Councillor J Williams, Councillor D Williams and Councillor W Owen

Development Control Manager  
Director of Regeneration & Planning  
Service Director, Planning  
Development Control Manager  
Highways Development Control Manager  
Head of Legal Planning & Environment