



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
The Pavilions
Cambrian Park
Clydach Vale CF40 2XX

Meeting Contact: Hannah Williams - Council Business Unit, Democratic Services (01443 424062)

A meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held at the **Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX** on **THURSDAY, 19TH SEPTEMBER, 2019** at **5.00 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, 17 SEPTEMBER 2019, 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 15th August 2019.

5 - 12

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION: 17/0559

Section 73 application seeking the variation of Condition 2 as imposed on outline planning permission 11/1330/13 (Development of new town centre comprising: a 10,801sq m gross foodstore (Class A1); 8 pump petrol filling station; 35,522 sq m gross retail floor space (Class A1); 600sq m gross cafe space (Class A1); 1,000sq m financial/professional service space (Class A2); 2,390sq m gross food and drink space (Class A3); 1,400sq m gross office space (Class B1); 750sq m gross Class D1 space; 8 screen cinema; 80 bed hotel; 64 dwellings (Class C2/C3); multi storey and surface level car parking; associated access infrastructure, re-profiling of land, landscaping and flood alleviation works) to allow additional time for the submission of reserved matters and the commencement of development, land adjacent to Cowbridge Road and A473, Talbot Green.

13 - 66

6. APPLICATION: 17/1384

Proposed residential development, parking, improved highway access, drainage, landscaping and ecological mitigation (amended plans received 23/02/18. Further amended plans and additional detail received 5th December 2018), land adjacent to Coldra Road, Blaenrhondda.

67 - 82

7. APPLICATION: 18/1090

Construction of 20no industrial starter and hybrid industrial/office units incorporating B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution) class uses (Additional information received 15/07/2019), land at Wellington Street, Robertstown, Aberdare.

83 - 124

8. APPLICATION: 18/1394

Demolition of existing store and construction of replacement store, mixed retail floorspace and foodstore, together with associated access, car parking and other facilities (Coal Mining Risk Assessment received 14 January 2019), J H Leeke And Sons Ltd, Cowbridge Road, Talbot Green, Pontyclun.

125 - 154

9. APPLICATION: 18/1423

Residential Development Of 76 Dwellings Together With Associated Works (Amended Plans Received 17/05/19), The Meadows, Coedely, Tonyrefail.

155 - 182

10. APPLICATION: 19/0615

Construction of a lock-up garage and store ancillary to carpet shop, 15 Llantrisant Road, Pontyclun.

183 - 190

11. APPLICATION: 19/0748

Removal/variation of condition 4, time (previous planning application 19/0071/10), Former Crabtree And Evelyn Overseas Ltd, Cowbridge Road, Talbot Green, Pontyclun.

191 - 198

12. APPLICATION: 19/0831

Extension of time condition 1 of planning permission 13/0856/15, Land to the rear of Trewaun, Hirwaun, Aberdare.

199 - 210

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

13. APPLICATION: 18/1212

Change of use and external and internal alterations to provide 10 residential units including access, car parking and amenity space (revised plan for access and site layout received), Scotts Hotel, Llantrisant Road, Llantwit Fardre, Pontypridd.

211 - 224

14. APPLICATION: 19/0796

Proposed 4 bedroom dwelling (Re-submission of application 19/0194/13), land adjacent to Ty Coch, Graig-Yr-Helfa Road, Pontypridd.

225 - 232

SITE INSPECTION

15. APPLICATION: 19/0329/10

Proposed change of use from residential into a children's care home.
Archgrove, Vicarage Road, Penygraig.

233 - 256

DEFERRED APPLICATIONS

16. APPLICATION: 18/1385/10

Demolition of existing Garth House and construction of 23 No. affordable residential dwellings and associated works (amended plans and description received 25/02/19). Garth House, Leon Avenue, Taffs Well, Cardiff, CF15 7RG.

257 - 286

INFORMATION REPORT

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

To inform Members of the following, for the period 23/08/2019 and 05/9/2019:

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

287 - 300

18. 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 G Caple respectively)

County Borough Councillors: Councillor J Bonetto, Councillor P Jarman, Councillor D Grehan,
Councillor G Hughes, Councillor J Williams, Councillor S Powell, Councillor W Owen,
Councillor R Yeo and Councillor D Williams

Service Director of Democratic Services & Communication
Director of Prosperity & Development
Development Control Manager
Development Control Manager
Highways Development Control Manager
Head of Legal Services