

**PLANNING & DEVELOPMENT COMMITTEE**

**5<sup>th</sup> APRIL, 2018**

**INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN**

**UNDER DELEGATED POWERS**

**REPORT OF THE SERVICE DIRECTOR, PLANNING**

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 05/03/2018 – 16/03/2018

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

**2. RECOMMENDATION**

That Members note the information.

**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**PLANNING & DEVELOPMENT COMMITTEE**

**5<sup>TH</sup> APRIL, 2018**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

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

**OFFICER TO CONTACT**

**Mr. J. Bailey  
(Tel. 01443 494758)**

**See Relevant Application File**

**APPEALS DECISIONS RECEIVED**  
**(20/03/2018)**

**APPLICATION NO:** 17/0667/31  
**APPEAL REF:** A/17/3188472  
**APPLICANT:** CTIL  
**DEVELOPMENT:** Installation of a 12.5m mast with 3No antennas and 2 300mm dishes and 2 equipment cabinets 1No meter cabinet within 2.1m stock proof fenced enclosure plus ancillary development.  
**LOCATION:** LAND AT DINAS ISAF FARM OFF PEN DARREN, EDMONDSTOWN CF39 9AX  
**DECIDED:** 04/08/2017  
**APPEAL RECEIVED:** 03/11/2017  
**APPEAL DECIDED:** 19/03/2018  
**APPEAL DECISION:** Appeal Allowed

**APPLICATION NO:** 13/1361/10  
**APPEAL REF:** A/17/3188472  
**APPLICANT:** Mr Anthony Ponsford  
**DEVELOPMENT:** Erection of four bungalows (Additional ecological information received 26/03/15 and 09/02/15 and amended plans received 08/06/16 showing revised site access, additional footway on Garth Wen, re-located turning head and reduced front patio area to plot 3).  
**LOCATION:** LAND ADJACENT TO "GARTH WEN", GARTH ROAD, TREALAW.  
**DECIDED:** 24/07/2017  
**APPEAL RECEIVED:** 01/12/2017  
**APPEAL DECIDED:** 12/03/2018  
**APPEAL DECISION:** Appeal Dismissed

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 05/03/2018 and 16/03/2018**  
**Report for Development Control Planning Committee**

---

**Aberdare West/Llwydcoed**

**18/0029/10** Decision Date: 12/03/2018  
**Proposal:** New first floor extension for bedroom & en-suite.  
**Location:** 2 TYR HEOL, LLWYDCOED, ABERDARE, CF44 0TW

---

**Aberdare East**

**17/1365/01** Decision Date: 05/03/2018  
**Proposal:** 1 no. fascia sign with built up logo & flat cut letters. Illumination via trough light above. 1 no. externally illuminated projecting sign to be installed to right hand side.  
**Location:** PAPA JOHNS, 15 VICTORIA SQUARE, ABERDARE, CF44 7LA

---

**Mountain Ash East**

**17/1352/10** Decision Date: 13/03/2018  
**Proposal:** Two storey extension to rear of property incorporating veranda and conservatory to southern side, and replacement of polytunnel in rear garden with detached garage (amended plans received 09/02/18).  
**Location:** 1 CEFNPENNAR COTTAGES, CEFNPENNAR ROAD, CEFNPENNAR, MOUNTAIN ASH, CF45 4EE

---

**Ynysybwl**

**18/0052/10** Decision Date: 14/03/2018  
**Proposal:** Demolish existing extension and rebuild new two storey extension.  
**Location:** 59 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DY

---

**Aberaman North**

**17/1389/10** Decision Date: 16/03/2018  
**Proposal:** Installation of external locking shutters and colour change of aluminium frame from green to dark grey.  
**Location:** ABERAMAN POST OFFICE, 41 LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

---

**17/1392/01** Decision Date: 16/03/2018  
**Proposal:** Update existing fascia.  
**Location:** ABERAMAN POST OFFICE, 41 LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 05/03/2018 and 16/03/2018**  
**Report for Development Control Planning Committee**

---

**Treherbert**

**18/0076/10** Decision Date: 13/03/2018  
**Proposal:** Single storey side extension for disabled person.  
**Location:** 24 BLAENRHONDDA ROAD, BLAENRHONDDA, TREORCHY, CF42 5SP

---

**Ystrad**

**17/1309/10** Decision Date: 12/03/2018  
**Proposal:** Change of use from Hairdressers (A1 Use Class) to Cafe (A3 Use Class).  
**Location:** HAIR KRAFT, 47 GELLIGALED ROAD, YSTRAD, PENTRE, CF41 7RQ

---

**Porth**

**17/1150/10** Decision Date: 08/03/2018  
**Proposal:** Change of use from Library to A3 ground floor and single office use to 1st floor (no alteration of internal layout to 1st floor proposed).  
**Location:** RHONDDA CYNON TAF CBC PORTH LIBRARY, 47 PONTYPRIDD ROAD, PORTH, CF39 9PG

---

**17/1195/12** Decision Date: 08/03/2018  
**Proposal:** Change of use from Library to A3 ground floor and single office use to 1st floor (no alteration of internal layout to 1st floor proposed). Listed Building Consent Application.  
**Location:** PORTH LIBRARY, 47 PONTYPRIDD ROAD, PORTH, CF39 9PG

---

**Town (Pontypridd)**

**18/0036/10** Decision Date: 13/03/2018  
**Proposal:** Proposed modification to existing dormers to front and rear elevations.  
**Location:** 54 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

---

**18/0070/12** Decision Date: 13/03/2018  
**Proposal:** Replacement of existing platform lift with new larger platform lift in same location as existing.  
**Location:** PONTYPRIDD HERITAGE CENTRE AND MUSEUM, BRIDGE STREET, PONTYPRIDD, CF37 4PE

---

**Hawthorn**

**18/5024/41** Decision Date: 12/03/2018  
**Proposal:** Replace existing prefabricated concrete garage with asbestos roof with new build garage less than 1m from boundary.  
**Location:** 41 HAWTHORN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AT

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 05/03/2018 and 16/03/2018**  
**Report for Development Control Planning Committee**

---

**Llantwit Fardre**

**18/0058/10** Decision Date: 16/03/2018  
**Proposal:** Proposed two storey side extension and part two storey part, single storey rear extension and Porch.  
**Location:** 27 FOEL VIEW CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PL

---

**Church Village**

**18/0109/10** Decision Date: 12/03/2018  
**Proposal:** Construction of single storey extension to create a new single garage.  
**Location:** 3 WAKELIN CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GA

---

**Tonyrefail West**

**17/1142/16** Decision Date: 14/03/2018  
**Proposal:** Application for approval of reserved matters (layout, scale & appearance of buildings, means of access & landscaping) of previously approved outline planning application 16/0553/13.  
**Location:** LAND OFF GILFACH ROAD, WEST OF TRANE CEMETERY, TONYREFAIL, PORTH

---

**Beddau**

**18/0047/10** Decision Date: 13/03/2018  
**Proposal:** Conversion of existing bungalow into 2 storey dwelling.  
**Location:** GLENGALI, BRYNTEG LANE, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LS

---

**Talbot Green**

**17/1369/10** Decision Date: 15/03/2018  
**Proposal:** Extension in the form of a detached annex to the Premier Inn Hotel, together with associated car parking, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling, and the installation  
**Location:** PREMIER INN, HEOL GWAUN ELAI, MAGDEN PARK, CF72 8LL

---

**18/0064/10** Decision Date: 12/03/2018  
**Proposal:** Proposed side and rear extensions, front porch and roof conversion works with rear dormer.  
**Location:** 12 OAK CLOSE, TALBOT GREEN, PONTYCLUN, CF72 8RF

---

**Llanharan**

**18/0031/10** Decision Date: 13/03/2018  
**Proposal:** Proposed rear conservatory extension.  
**Location:** 4 FFORDD HANN, TALBOT GREEN, PONTYCLUN, CF72 9WX

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 05/03/2018 and 16/03/2018**  
**Report for Development Control Planning Committee**

---

**Brynna**

**18/0009/10** Decision Date: 13/03/2018

**Proposal:** Timber frame, sheet roof car port.

**Location:** 1 BRYNHEULOG, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QS

---

**18/0025/10** Decision Date: 13/03/2018

**Proposal:** Proposed garage.

**Location:** SHERWOOD HOUSE, 38 WILLIAMS STREET, BRYNNA, PONTYCLUN, CF72 9QJ

---

Total Number of Delegated decisions is 22

# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 05/03/2018 and 16/03/2018

## Report for Development Control Planning Committee

---

### Trealaw

16/1152/10 Decision Date: 13/03/2018

**Proposal:** Proposed construction of a residential dwelling (Amended Plan and Ownership Certificate received 29/01/18).

**Location:** FORMER BUILDERS YARD, FOUNDRY ROAD, TREALAW, TONYPANDY, CF40 2XD

**Reason: 1** The proposal relates to the construction of a residential dwelling on a parcel of land that is situated on an established industrial estate. It is therefore considered that the residential use of the site would unacceptably conflict with surrounding land uses and it would not be in-keeping with the character and appearance of the surrounding area. As such, the proposal would be contrary to Policies AW2 and AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal is considered to be contrary to Policies AW2 and AW5 of the Rhondda Cynon Taf Local Development plan in respect of the impact it would on highway safety in the vicinity of the site for the following reasons:

The industrial access road leading to the proposed is sub-standard in terms of width due to on-street car parking pressure, sub-standard visibility at the junction with the A4119, lack of dedicated turning area, lack of segregated footway facilities, lack in structural integrity and lack of street lighting to cater as a primary means of access to the proposed dwelling;

The proposed development will result in increased vehicular reversing movements along a sub-standard industrial access road out onto the A4119 to the detriment of all highway users and free flow of traffic; There is a lack of information with regards to the provision of satisfactory vehicular and pedestrian access, parking and turning for both residents and service and delivery vehicles to the detriment of safety of all highway users;

The applicant is not in control of the land required to provide a safe and satisfactory access for both vehicles and pedestrians to the detriment of safety of all highway users and free flow of traffic;

The proposed is located in an unsustainable location and would be reliant on private motor vehicles to access/egress the site which is against national guidance and planning policy.

**Reason: 3** The planning application proposes highly vulnerable development (housing) within Zone C2 of the Development Advice Map contained in Technical Advice Note (TAN) 15: Development and Flood Risk. Section 6.2 of TAN 15 affirms that highly vulnerable development should not be permitted in Zone C2. As such the development would be contrary to Technical Advice Note (TAN) 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan.

---

### Hawthorn

18/0090/10 Decision Date: 13/03/2018

**Proposal:** Pre-fabricated car wash bay canopy.

**Location:** J W CARS, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AA

**Reason: 1** By virtue of its size, appearance and position adjacent to the boundaries of adjacent residential properties, the valeting canopy is detrimental to the outlook of neighbouring occupiers. Furthermore, its proximity to the gardens and elevations of dwellings means that the generation of noise, spray and fumes, from use of the canopy, is considered to be harmful to amenity. Consequently, the development is considered not to comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

---



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions - Refusals between: 05/03/2018 and 16/03/2018**  
**Report for Development Control Planning Committee**

---

Total Number of Delegated decisions is 2