



PLANNING & DEVELOPMENT COMMITTEE

8 NOVEMBER 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 8.10.2018 and 26.10.2018.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
No Overview of Enforcement Cases for this Committee.
No Enforcement Delegated Decisions for this Committee.

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED

APPLICATION NO: 18/0332
APPEAL REF: A/18/3213608
APPLICANT: 5YED Ltd
DEVELOPMENT: Change of use from C3 (Residential) to C4 (HMO).
LOCATION: 76 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN
APPEAL RECEIVED: 09/10/2018
APPEAL START DATE: 11/10/2018

APPLICATION NO: 18/0605
APPEAL REF: A/18/3214282
APPLICANT: Mr B Croxall
DEVELOPMENT: Proposed change of use from residential dwelling (C3) to a HMO (C4)
LOCATION: 30 KING STREET, TREFOREST, PONTYPRIDD, CF37 1RP
APPEAL RECEIVED: 17/10/2018
APPEAL START DATE: 22/10/2018

APPLICATION NO: 17/1201
APPEAL REF: A/18/3214384
APPLICANT: Ms Molly Lai
DEVELOPMENT: Change of use of dwelling house (Class C3) to HMO (Class C4).
LOCATION: 53 KINGSLAND TERRACE, TREFOREST, PONTYPRIDD, CF37 1RX
APPEAL RECEIVED: 22/10/2018
APPEAL START DATE: 24/10/2018

APPEAL DECISIONS RECEIVED

APPLICATION NO: 17/1149
APPEAL REF: A/18/3199924
APPLICANT: Mr David Pritchard
DEVELOPMENT: Change of use from B1 (Business) to B2 (General Industrial) (Retrospective).
LOCATION: UNIT 5 G EVANS LTD, FFRWD AMOS INDUSTRIAL

**ESTATE, GLANNANT STREET, PENYGRAIG,
TONYPANDY, CF40 1JT**

DECIDED: 15/01/2018
DECISION: Refused
APPEAL RECEIVED: 09/04/2018
APPEAL DECIDED: 17/10/2018
APPEAL DECISION: Dismissed

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

8 NOVEMBER 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 281132)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/10/2018 and 26/10/2018

Report for Development Control Planning Committee

Hirwaun

18/0931/01 Decision Date: 11/10/2018
Proposal: New advertisement signage
Location: CO-OPERATIVE FOOD, BRECON ROAD, HIRWAUN

Aberdare West/Llwydcoed

18/0884/13 Decision Date: 15/10/2018
Proposal: Proposed residential development on site of existing dwelling known as Hazelmere
Location: HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

18/0893/10 Decision Date: 08/10/2018
Proposal: Single storey rear extension.
Location: 32 TAN Y BRYN GARDENS, LLWYDCOED, ABERDARE, CF44 0TQ

18/0983/10 Decision Date: 19/10/2018
Proposal: Two storey rear extension.
Location: 5 MARGARET STREET, TRECYNON, ABERDARE, CF44 8NB

Aberdare East

18/0203/15 Decision Date: 24/10/2018
Proposal: Removal/Variation of Conditions 2 (Approved Plans) & 3 (Materials) of previously approved application 16/0878/10.
Location: THE BOOT HOTEL, VICTORIA SQUARE, ABERDARE, CF44 7LB

18/0281/12 Decision Date: 24/10/2018
Proposal: Refurbishment and conversion of the Boot Hotel, Aberdare, including change of use of the upper floors to residential use to provide 12 units, and creation of a single ground floor retail unit, and associated internal and
Location: THE BOOT HOTEL, VICTORIA SQUARE, ABERDARE CF44 7LB

18/0974/01 Decision Date: 18/10/2018
Proposal: Roundabout advertising signage – signs placed at roundabout exits.
Location: TESCO ROUNDABOUT, DEPOT ROAD, GADLYS, ABERDARE

Cwmbach

18/0868/10 Decision Date: 24/10/2018
Proposal: Porch to the rear elevation.
Location: 17 BLAENNANTYGROES ROAD, CWMBACH, ABERDARE, CF44 0EA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/10/2018 and 26/10/2018

Report for Development Control Planning Committee

Aberaman South

18/0989/10

Decision Date: 24/10/2018

Proposal: Single storey extension at rear of property.

Location: ARSYLLFAN, FFORCHNEOL ROW, GODREAMAN, ABERDARE, CF44 6HD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/10/2018 and 26/10/2018

Report for Development Control Planning Committee

Treherbert

18/0889/10

Decision Date: 12/10/2018

Proposal: Proposed two storey rear extension. (Amended Plans Received 26/09/18)

Location: 6 DAVID STREET, TREHERBERT, CF42 5LB

Pentre

18/0993/10

Decision Date: 24/10/2018

Proposal: Change of use from hairdressers to cafe (A3).

Location: 25 CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EB

Ystrad

18/0910/08

Decision Date: 19/10/2018

Proposal: Replacement of the Brook Street footbridge to include demolition of the existing footbridge and installation of new footbridge structure, walkways, guardrails and associated works. Installation of new ramps to the

Location: BROOK STREET FOOT BRIDGE, YSTRAD, PENTRE

Penygraig

18/0994/10

Decision Date: 25/10/2018

Proposal: Single storey rear extension.

Location: 7 HILL STREET, PENYGRAIG, TONYPANDY, CF40 1LT

Porth

18/0793/10

Decision Date: 18/10/2018

Proposal: Provision of Storage Facilities

Location: SOUTH WALES STORAGE, DINAS ROAD, DINAS, TONYPANDY, CF40 1JQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/10/2018 and 26/10/2018

Report for Development Control Planning Committee

Cymmer

18/0859/10 Decision Date: 23/10/2018
Proposal: Demolish existing rear lean to and build new single storey extension.

Location: 14 RICKARDS STREET, GLYNFACH, PORTH, CF39 9LL

18/0941/10 Decision Date: 10/10/2018
Proposal: Change of use from offices to 5 bedroom house and associated refurbishment.

Location: 78 - 80 RHIWGARN ROAD, TREBANOG, PORTH, CF39 9HJ

18/0980/10 Decision Date: 18/10/2018
Proposal: Single storey extension to side of property and replacement garage including additional first floor above garage.

Location: 73 GLYNFACH ROAD, GLYNFACH, PORTH, CF39 9LF

Ferndale

18/0690/10 Decision Date: 26/10/2018
Proposal: Part two storey part single storey rear extension.

Location: 69 TAFF STREET, FERNDALE, CF43 4NG

Maerdy

18/0861/10 Decision Date: 09/10/2018
Proposal: Change of use to a martial arts centre.

Location: UNIT 16, HIGHFIELD INDUSTRIAL ESTATE, FERNDALE, CF43 4SX

Glyncoch

18/1011/10 Decision Date: 26/10/2018
Proposal: First floor side extension.

Location: 10 CEFN CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3PR

Town (Pontypridd)

18/0871/01 Decision Date: 10/10/2018
Proposal: New signage.

Location: UNIT 3 NEW LOOK, NEW INN CENTRE, TAFF STREET, PONTYPRIDD, CF37 4UE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/10/2018 and 26/10/2018

Report for Development Control Planning Committee

Rhondda

18/0964/10 Decision Date: 15/10/2018
Proposal: Proposed single storey extension and detached domestic garage
Location: 34 LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU

Llantwit Fardre

18/0887/10 Decision Date: 12/10/2018
Proposal: Two storey pitched roof extension and conversion of existing garage.
Location: 25 CLOS DYFODWG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TP

Tonteg

18/0937/01 Decision Date: 11/10/2018
Proposal: New signage
Location: GRIFFIN MILL, TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5YH

18/0977/10 Decision Date: 08/10/2018
Proposal: First floor extension and conversion of garage into lift room.
Location: 10 THE RIDINGS, TONTEG, PONTYPRIDD, CF38 1PL

Tonyrefail West

18/0981/10 Decision Date: 11/10/2018
Proposal: Dormer windows to front of property.
Location: 10 BIRCH WOOD DRIVE, TONYREFAIL, PORTH, CF39 8JD

Tonyrefail East

18/0952/10 Decision Date: 16/10/2018
Proposal: Demolition of existing garage and construction of new garage.
Location: THE VICARAGE, 157 HIGH STREET, TONYREFAIL, PORTH, CF39 8PL

Ty'n y Nant

18/0949/09 Decision Date: 11/10/2018
Proposal: Certificate of lawful development for a proposed single storey rear extension.
Location: 19 HEOL CORONIAD, BEDDAU, PONTYPRIDD, CF38 2AT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/10/2018 and 26/10/2018

Report for Development Control Planning Committee

Town (Llantrisant)

18/0944/10 Decision Date: 09/10/2018
Proposal: Modifications to an existing 4 bedroom detached house to include the removal of pitched roof over existing single storey rear extension and replacement with a balcony accessible from the first floor level.
Location: 3 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF

Talbot Green

18/0932/08 Decision Date: 09/10/2018
Proposal: To provide a new footpath link between Green Park, Talbot Green and the new Talbot Green community route
Location: LAND TO SOUTH OF GREEN PARK, TALBOT GREEN, RCT, CF72 8RJ

Pontyclun

18/0677/09 Decision Date: 16/10/2018
Proposal: Certificate of Lawful Development for the proposed construction of a rear dormer roof extension.
Location: GLAN YR AFON, HEOL MISKIN, MISKIN, PONTYCLUN, CF72 8JN

18/0940/10 Decision Date: 24/10/2018
Proposal: Single storey rear extension including demolition of existing conservatory.
Location: 35 CLOS BRENIN, BRYNSADLER, PONTYCLUN, CF72 9GA

Llanharry

18/0959/10 Decision Date: 17/10/2018
Proposal: Construction of a war memorial.
Location: LAND OPPOSITE TY ISAF SHOPS, LLANHARRY ROAD, LLANHARRY

18/0968/10 Decision Date: 08/10/2018
Proposal: New Conservatory
Location: NABOTHS VINEYARD, LLANHARRY ROAD, LLANHARRY, PONTYCLUN, CF72 9LL

Total Number of Delegated decisions is 34

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 08/10/2018 and 26/10/2018

Report for Development Control Planning Committee

Trealaw

18/0151/10

Decision Date: 12/10/2018

Proposal: Construction of steel framed building to enable workshop activities and storage of plant.

Location: FOUNDRY ROAD, TONYPANDY

Reason: 1 Insufficient information has been submitted to enable a full assessment of the impact of the development on flooding. As such the development would be contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 1