



## **PLANNING & DEVELOPMENT COMMITTEE**

**6 DECEMBER 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 12/11/2018 – 23/11/2018.

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:** 18/0454  
**APPEAL REF:** A/18/3215492  
**APPLICANT:** Mr Yi Li  
**DEVELOPMENT:** Change of use from Residential to HMO.  
**LOCATION:** 55 KING STREET, TREFOREST, PONTYPRIDD, CF37 1RP  
**APPEAL RECEIVED:** 05/11/2018  
**APPEAL START DATE:** 07/11/2018

**APPLICATION NO:** 18/0715  
**APPEAL REF:** A/18/3216933  
**APPLICANT:** Mr S Nadarajah  
**DEVELOPMENT:** Change of use to A3 (take away), shop front alterations, conversion of upper floor to 2 self contained flats and external alterations and installation of a fume extraction duct.  
**LOCATION:** 74-76 COMMERCIAL STREET, MOUNTAIN ASH, CF45 3PW  
**APPEAL RECEIVED:** 23/11/2018  
**APPEAL START DATE:** 26/11/2018

**APPLICATION NO:** 18/0794  
**APPEAL REF:** A/18/3215084  
**APPLICANT:** Domino's & GDK Franchise  
**DEVELOPMENT:** Variation of Condition (1) of Planning Permission 03/1958/15 to extend hours of operation - from 08.00 to 23.30 hrs to 05:00 to 02:00 hrs.  
**LOCATION:** DOMINOS PIZZA, BROADWAY, TREFOREST, PONTYPRIDD, CF37 1BE  
**APPEAL RECEIVED:** 30/10/2018  
**APPEAL START DATE:** 27/11/2018

## **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 18/0370  
**APPEAL REF:** A/18/3208820  
**APPLICANT:** Mr Robinson  
**DEVELOPMENT:** Proposed detached dwelling within the curtilage of 4 Scales Row (re-submission)  
**LOCATION:** 4 SCALES ROW, CANAL ROAD, CWMBACH, ABERDARE, CF44 0PW  
**DECIDED:** 18/05/2018  
**DECISION:** Refused  
**APPEAL RECEIVED:** 07/08/2018  
**APPEAL DECIDED:** 27/11/2018  
**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**

**6 DECEMBER 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: 12/11/2018 and 23/11/2018**

**Report for Development Control Planning Committee**

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**Hirwaun**

**18/1069/10**

Decision Date: 15/11/2018

**Proposal:** Installation of new 1.8m timber fence and gates to the front elevation of the property. (Amended Plans received 31/10/18)

**Location:** 25 GER Y MYNYDD, HIRWAUN, ABERDARE, CF44 9RD

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**Cwmbach**

**18/1110/09**

Decision Date: 22/11/2018

**Proposal:** Certificate of lawful development for a proposed single story extension to the rear of the property.

**Location:** 47 ABERDARE ROAD, CWMBACH, ABERDARE, CF44 0PG

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/11/2018 and 23/11/2018

## Report for Development Control Planning Committee

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### Treherbert

**18/0705/13** Decision Date: 20/11/2018

**Proposal:** A pair of 3 bedroom semi-detached houses with parking and replacement of bridge.

**Location:** SITE OF FORMER TABERNACLE CHAPEL, CROSS BROOK STREET, BLAENRHONDDA, TREHERBERT, CF42 5SB

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**18/1093/08** Decision Date: 20/11/2018

**Proposal:** Alterations to the front garden to accommodate an external lift.

**Location:** 4 CHARLES STREET, TREHERBERT, TREORCHY, CF42 5HF

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### Treorchy

**18/1018/10** Decision Date: 12/11/2018

**Proposal:** Additional parking for 50 cars.

**Location:** FOREST VIEW MEDICAL CENTRE, ABERGORKY INDUSTRIAL ESTATE, YNYSWEN, TREHERBERT, TREORCHY, CF42 6DL

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### Llwynypia

**18/1057/10** Decision Date: 15/11/2018

**Proposal:** Single storey side extension

**Location:** 10 RHONDDA TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2JN

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### Penygraig

**18/0703/10** Decision Date: 13/11/2018

**Proposal:** Alterations and modification to provide 4 no. commercial units with new shop fronts, and conversion of first floor and attic to provide 3 no. self contained flats (amended plans received 16/10/18).

**Location:** EDENS HOME INTERIORS, 79-81 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1LA

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### Porth

**18/0199/10** Decision Date: 13/11/2018

**Proposal:** Change of use from chapel to 3 No 2 bed apartments.

**Location:** SEION CHAPEL, BIRCHGROVE STREET, PORTH, CF39 9YA

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### Ferndale

**18/1068/10** Decision Date: 16/11/2018

**Proposal:** Proposed two storey and single storey rear extension and installation of window to front elevation.

**Location:** 84 TAFF STREET, FERNDAL, CF43 4NG

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/11/2018 and 23/11/2018

## Report for Development Control Planning Committee

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### Glyncoch

**18/1096/08** Decision Date: 16/11/2018  
**Proposal:** New build single storey extension.  
**Location:** 50 CEFN LANE, GLYNCOCH, PONTYPRIDD, CF37 3DN

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### Trallwn

**18/0722/10** Decision Date: 14/11/2018  
**Proposal:** Single storey side extension to provide kennels and detached shed.  
**Location:** 211 MERTHYR ROAD, PONTYPRIDD, CF37 4DH

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**18/1163/10** Decision Date: 14/11/2018  
**Proposal:** Raising of roof on rear two storey element of property and installation of windows on front and rear elevation.  
**Location:** 3 PENTREBACH ROAD, PONTYPRIDD, CF37 4BW

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### Rhondda

**18/0891/10** Decision Date: 16/11/2018  
**Proposal:** Ground floor rear extension and change of use of adjacent waste ground to garden curtilage and off street parking. (Amended Plans received 29/10/18).  
**Location:** 32 LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU

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**18/1101/10** Decision Date: 19/11/2018  
**Proposal:** Proposed domestic garage  
**Location:** 33 LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU

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### Graig

**18/1034/10** Decision Date: 20/11/2018  
**Proposal:** Change of Use from Class A1 to Class A3 Cafe.  
**Location:** (UNIT 2) 1 MASONIC BUILDINGS, HIGH STREET, GRAIG, PONTYPRIDD, CF37 1JW

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### Rhydyfelin Central

**18/1071/10** Decision Date: 12/11/2018  
**Proposal:** Two storey side & rear extension and new front porch  
**Location:** 47 OAK STREET, RHYDYFELIN, PONTYPRIDD, CF37 5SB

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/11/2018 and 23/11/2018

## Report for Development Control Planning Committee

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### Llantwit Fardre

**18/1041/10** Decision Date: 12/11/2018  
**Proposal:** Demolition of timber garden shed and construction of new brick built, tiled roof garden store and study.  
**Location:** HAWTHORN BUNGALOW, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NA

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**18/1050/10** Decision Date: 12/11/2018  
**Proposal:** Change of use of part of former Edwards Coaches office to barber shop (Unit 10Q).  
**Location:** EDWARDS COACHES, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EE

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### Tonteg

**18/1053/10** Decision Date: 19/11/2018  
**Proposal:** Change of use from office to beauty salon.  
**Location:** UNIT 2, PEGASUS SHOPPING PRECINCT, CARDIGAN CLOSE, TONTEG, PONTYPRIDD, CF38 1LD

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**18/1073/10** Decision Date: 13/11/2018  
**Proposal:** Demolition of existing porch and construction of single storey extension.  
**Location:** 28 RADNOR DRIVE, TONTEG, PONTYPRIDD, CF38 1LA

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### Gilfach Goch

**18/1097/10** Decision Date: 19/11/2018  
**Proposal:** Single storey extension.  
**Location:** 51 THOMAS STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8TY

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### Tonyrefail West

**18/0967/10** Decision Date: 14/11/2018  
**Proposal:** Single storey rear extension and shed.  
**Location:** 22 DAN Y FRON, TONYREFAIL, PORTH, CF39 8AZ

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**18/1045/10** Decision Date: 12/11/2018  
**Proposal:** Proposed single storey side extension.  
**Location:** 26 ASHDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RT

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/11/2018 and 23/11/2018

## Report for Development Control Planning Committee

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### Beddau

**18/1054/10** Decision Date: 20/11/2018

**Proposal:** Proposed single story rear extension.

**Location:** 29 CWRT CASTELLAU, BEDDAU, PONTYPRIDD, CF38 2FE

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**18/1106/10** Decision Date: 23/11/2018

**Proposal:** Proposed first floor side and single storey rear extension.

**Location:** 8 HEOL UNDEB, BEDDAU, PONTYPRIDD, CF38 2LB

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### Ty'n y Nant

**18/0442/10** Decision Date: 20/11/2018

**Proposal:** Two storey rear extension.

**Location:** 26 MOORLAND CRESCENT, BEDDAU, PONTYPRIDD, CF38 2DN

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### Town (Llantrisant)

**18/1062/10** Decision Date: 19/11/2018

**Proposal:** Installation of three new windsocks (4 meter pole height of which 3 meters extends above the building) to be added to two of the buildings on site.

**Location:** ROYAL MINT, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YT

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### Pontyclun

**18/0965/10** Decision Date: 12/11/2018

**Proposal:** Single storey front extension with landscaping works.

**Location:** 29 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

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**18/1067/10** Decision Date: 19/11/2018

**Proposal:** Minor internal & external alterations including raising existing flat roof, replacement windows and external doors, new glazed entrance lobby, alterations to external break-out area and site signage.

**Location:** CONCRETE CANVAS, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HL

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### Llanharry

**18/0811/10** Decision Date: 15/11/2018

**Proposal:** Proposed granny flat.

**Location:** 14 TREM Y GARTH, LLANHARRY, PONTYCLUN, CF72 9NL

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 12/11/2018 and 23/11/2018**  
**Report for Development Control Planning Committee**

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**Llanharan**

**18/1094/10** Decision Date: 22/11/2018

**Proposal:** First floor side extension.

**Location:** 111 FFORDD-Y-DOLAU, LLANHARAN, PONTYCLUN, CF72 9ZD

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**18/1104/19** Decision Date: 13/11/2018

**Proposal:** Fell mature beech trees which are either showing signs of die back or damaged. Also fell 1 dead sapling.

**Location:** CHERRY FIELD, THE SQUARE, LLANHARAN

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Total Number of Delegated decisions is 32

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 12/11/2018 and 23/11/2018**

**Report for Development Control Planning Committee**

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**Treherbert**

**16/0530/10** Decision Date: 20/11/2018

**Proposal:** Proposed construction of a house with integral granny flat. (Amended red line boundary received 28/06/16). (Amended Site Location plan received 12/09/16).

**Location:** LAND AT TYNEWYDD FARM, MOUNTAIN VIEW, TYNEWYDD, TREHERBERT

**Reason: 1** The proposed dwelling, by virtue of its scale, height and design would have an overbearing impact on properties to the rear (south) of the site that would be detrimental to their visual amenity contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed dwelling, by virtue of its scale, height, design siting and location, would have a detrimental impact on the setting of the adjacent Grade II\* Listed Building, Tynewydd Farmhouse, contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan

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**Llantwit Fardre**

**18/1076/10** Decision Date: 15/11/2018

**Proposal:** Extension of garden curtilage.

**Location:** 2 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

**Reason: 1** The proposed development would encroach on the forward visibility area of the horizontal curvature of Pen-yr-Eglwys to the detriment of safety of all highway users.

The application therefore does not comply with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**18/1092/10** Decision Date: 15/11/2018

**Proposal:** Proposed extension to front, side and rear dormers.

**Location:** 56 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NH

**Reason: 1** The proposed dormer extension is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan as the scale, form and design of the development would have an unacceptable effect on the character and appearance of the site and the surrounding area

**Reason:** The wrap around element of the dormer extension would also be overbearing in nature to the detriment of the amenity of the neighbouring property to the north-west contrary to policies.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 12/11/2018 and 23/11/2018**

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**Town (Llantrisant)**

**18/0938/10**

Decision Date: 23/11/2018

**Proposal:** Caravan for residential use at Tor Y Coed Farm.

**Location:** TOR Y COED FARM, RHIWSAESON ROAD, RHIWSAESON, LLANTRISANT, PONTYCLUN, CF72 8NX

**Reason: 1** The proposal would represent unjustified development outside the settlement boundary in an unsustainable location, effectively representing a proposal to erect a second agricultural workers dwelling at the site where such a need has not been sufficiently proven. The proposed development is therefore contrary to policies AW2 and SSA 13 of the Rhondda Cynon Taf Local Development Plan and guidance contained in Planning Policy Wales: Technical Advice Note 6 - Planning for Sustainable Rural Communities.

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Total Number of Delegated decisions is 4