



**PLANNING & DEVELOPMENT COMMITTEE**

**10 JANUARY 2019**

**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 10/12/2018 and 14/12/2018.

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

**2. RECOMMENDATION**

That Members note the information.

## **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 18/0145  
**APPEAL REF:** A/18/3212341  
**APPLICANT:** Mr Julio Era  
**DEVELOPMENT:** Demolition of existing bungalow and erection of 2 no. pairs of semi-detached 3B/4B houses with double garage and new private access drive. (Outline Application) (amended site layout plans received 03/04/18).  
**LOCATION:** **AMBLESIDE, HIRWAUN ROAD, HIRWAUN, ABERDARE, CF44 9HW**  
**DECIDED:** 12/09/2018  
**DECISION:** Refused  
**APPEAL RECEIVED:** 24/09/2018  
**APPEAL DECIDED:** 20/12/2018  
**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**

**10 JANUARY 2019**

**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: 10/12/2018 and 14/12/2018

## Report for Development Control Planning Committee

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### Rhigos

18/1227/10

Decision Date: 14/12/2018

**Proposal:** Conversion of existing garage to create ancillary accommodation for dwelling.

**Location:** 11 MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS

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### Aberdare East

18/1137/10

Decision Date: 10/12/2018

**Proposal:** Access ramp from car park to footpath at the cricket pavilion.

**Location:** ABERDARE CRICKET CLUB, MICHAEL SOBELL SPORTS CENTRE, YNYS ROAD, ABERDARE, CF44 7RP

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### Mountain Ash East

18/1237/10

Decision Date: 13/12/2018

**Proposal:** Minor alterations to the front elevation and forming of a hard-standing.

**Location:** 51 THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DU

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### Penrhiwceiber

18/1246/10

Decision Date: 13/12/2018

**Proposal:** Change of use from previous, now vacated community use into two one-bedroom flats and associated refurbishment works.

**Location:** 8 & 8A HAWTHORN TERRACE, PERTHCelyn, MOUNTAIN ASH, CF45 3LX

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### Abercynon

18/0988/10

Decision Date: 12/12/2018

**Proposal:** Proposed construction of four detached residential houses, (phase 2)

**Location:** VALLEY VIEW, ABERCYNON ROAD, ABERCYNON

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### Treorchy

18/0911/10

Decision Date: 10/12/2018

**Proposal:** Proposed lateral extension to first floor.

**Location:** 6 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

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### Cwm Clydach

18/1172/10

Decision Date: 10/12/2018

**Proposal:** First floor rear extension.

**Location:** 5 TAFF TERRACE, CLYDACH, TONYPANDY, CF40 2BE

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## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

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#### Tonypandy

**18/1187/10** Decision Date: 13/12/2018  
**Proposal:** Conversion of existing two properties into one property with first floor rear extensions.  
**Location:** 2 AND 3 ZION TERRACE, TONYPANDY, CF40 2AB

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#### Town (Pontypridd)

**18/1243/10** Decision Date: 13/12/2018  
**Proposal:** Proposed formation of external terrace to rear, extension of existing single storey roof over and installation of new UPVC sliding double doors and associated glazed screens to existing rear wall.  
**Location:** GREYSTONES, MAYFIELD ROAD, PONTYPRIDD, CF37 2HE

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#### Rhondda

**18/0890/10** Decision Date: 10/12/2018  
**Proposal:** Excavation and levelling of garden and construction of new boundary walls and fences. Replacement of existing drainage pipework with flexipipe. Extension of garden curtilage.  
**Location:** 1 LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU

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#### Hawthorn

**18/1098/01** Decision Date: 13/12/2018  
**Proposal:** Signage to front of building.  
**Location:** UNIT 1 SUITE 1, MELIN CORRWG BUSINESS PARC, CARDIFF ROAD, UPPER BOAT, PONTYPRIDD, CF37 5BE

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#### Llantwit Fardre

**18/1155/10** Decision Date: 13/12/2018  
**Proposal:** Retention and completion of external swimming pool to include pool deck and garden finishes, raised deck above pool equipment building, new stone faced walls, fencing and gates to front and engineering operations  
**Location:** BRYNAWEL, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EN

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#### Tonyrefail East

**18/1111/10** Decision Date: 11/12/2018  
**Proposal:** New storage building.  
**Location:** LAND AT THE AVENUE, TONYREFAIL, PORTH, CF39 8PR

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#### Beddau

**18/1192/10** Decision Date: 13/12/2018  
**Proposal:** Single storey front extension to create lounge.  
**Location:** 14 HEOL FAENOR, BEDDAU, PONTYPRIDD, CF38 2JN

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 10/12/2018 and 14/12/2018**

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**Town (Llantrisant)**

**18/0999/10** Decision Date: 12/12/2018

**Proposal:** Change of use of ground floor from retail unit to residential.

**Location:** 33 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BQ

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**Pontyclun**

**18/1204/09** Decision Date: 13/12/2018

**Proposal:** Single storey rear extension

**Location:** 22 ACORN CLOSE, MISKIN, PONTYCLUN, CF72 8SQ

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**Llanharry**

**18/1252/10** Decision Date: 13/12/2018

**Proposal:** Demolition of an external boundary wall and erection of new galvanized palisade fencing and gates.

**Location:** UNITS F1 TO F3 , COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

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Total Number of Delegated decisions is 17

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 10/12/2018 and 14/12/2018**

**Report for Development Control Planning Committee**

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**Ffynon Taf**

**18/1198/10**

Decision Date: 13/12/2018

**Proposal:** Sub-division of single dwelling into 2 flats.

**Location:** 14 WEST VIEW, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SF

**Reason: 1** By virtue of its location and layout the proposed conversion of the dwelling to provide two self contained flats is considered to be unacceptable for the following reasons:

1. The development would increase on-street parking demand to the detriment of highway safety and the free flow of traffic.
2. The carriageway width of West View is substandard and cannot accommodate the passing of two large vehicles, which would be exacerbated by the proposed development and result in additional reversing movements to the detriment of highway safety and the free flow of traffic.
3. The sub-standard vision splays at the junction between North View and West View coupled with the intensification of use of the junction, particularly by large vehicles, would be detrimental to the safety of all highway users as well as the free flow of traffic.
4. The application property is not located in a sustainable location and does not benefit from access to a wide range of services.
5. The open plan living space of the first floor flat would be located directly adjacent to the upstairs bedrooms of three neighbouring houses, without the provision of mitigating measures, and would therefore be harmful to the amenity of those residents through potential noise disturbance.

Consequently, the development would not comply with Policies AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan, and would neither comply with the Council's Supplementary Planning Guidance for the Development of Flats or Access, Circulation and Parking Requirements.

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Total Number of Delegated decisions is 1