



**PLANNING & DEVELOPMENT COMMITTEE**

**24 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 17/12/2018 and 11/01/2019.

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

**2. RECOMMENDATION**

That Members note the information.

### APPEALS RECEIVED

**APPLICATION NO:** 18/0466  
**APPEAL REF:** A/19/3219609  
**APPLICANT:** Mr Martin Conlon  
**DEVELOPMENT:** Siting of 5 containers.  
**LOCATION:** LAND AT CAE BACH, FELINDRE ROAD, LLANHARAN,  
CF35 5BF  
**APPEAL RECEIVED:** 09/01/2019  
**APPEAL START DATE:** 10/01/2019

### APPEAL DECISIONS RECEIVED

**APPLICATION NO:** 18/0204  
**APPEAL REF:** A/18/3212533  
**APPLICANT:** Mr Andrew Smith  
**DEVELOPMENT:** Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018)  
**LOCATION:** THE DRAGON INN (FORMERLY THE BRIDGE INN) & NO. 1 SARON STREET, TREFOREST, PONTYPRIDD, CF37 1TF  
**DECIDED:** 30/07/2018  
**DECISION:** Refused  
**APPEAL RECEIVED:** 26/09/2018  
**APPEAL DECIDED:** 11/01/2019  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 18/0287  
**APPEAL REF:** A/18/3212522  
**APPLICANT:** Mr Andrew Smith  
**DEVELOPMENT:** Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018) - Conservation Area Consent for Demolition.  
**LOCATION:** THE DRAGON INN & 1 SARON STREET, TREFOREST, PONTYPRIDD, CF37 1TF  
**DECIDED:** 30/07/2018  
**DECISION:** Refused  
**APPEAL RECEIVED:** 26/09/2018  
**APPEAL DECIDED:** 11/01/2019  
**APPEAL DECISION:** Allowed with Conditions

**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  
**DECIDED:** 05/06/2018  
**DECISION:** Refused  
**APPEAL RECEIVED:** 09/10/2018  
**APPEAL DECIDED:** 14/01/2019  
**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**

**24 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: 17/12/2018 and 11/01/2019

## Report for Development Control Planning Committee

---

**15/1351/15** Decision Date: 21/12/2018  
**Proposal:** To vary the condition relating to a set of approved plans by replacing the following approved plans: • Drawing Ref: 8016 PL 011 Rev C 'Proposed Site Sections' • Drawing Ref: 8016 PL 051 Rev B 'Engine House'  
**Location:** FIFTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UP

---

**18/1190/09** Decision Date: 20/12/2018  
**Proposal:** Proposed rear dormer roof extension  
**Location:** 33 HERBERT STREET, TREORCHY, CF42 6AW

---

### Rhigos

**18/1271/10** Decision Date: 19/12/2018  
**Proposal:** Change of use of one unit within business centre from office space to cafe (retrospective), and change of use of further unit within business centre to bunk house accommodation.  
**Location:** TOWER BUSINESS CENTRE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UP

---

### Hirwaun

**18/0679/10** Decision Date: 02/01/2019  
**Proposal:** Porch extension  
**Location:** 75 MAESCYNON, HIRWAUN, ABERDARE, CF44 9PH

---

**18/1242/10** Decision Date: 21/12/2018  
**Proposal:** Five bedroom detached dwelling with double garage and off-road parking at Plot 3.  
**Location:** LAND ADJ. TO AND NORTH OF BUTE PLACE, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9SH

---

## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 17/12/2018 and 11/01/2019

### Report for Development Control Planning Committee

---

#### Aberdare West/Llwydcoed

**18/1210/10** Decision Date: 18/12/2018  
**Proposal:** Proposed two storey side extension, single domestic garage to rear and ramp to front of the house (amended plans received 29/11/2018)  
**Location:** 90 TREFELIN, TRECYNON, ABERDARE, CF44 8LG

---

**18/1254/10** Decision Date: 09/01/2019  
**Proposal:** New office building and new WC.  
**Location:** THE LAURELS CARE HOME, 23 MEIRION STREET, TRECYNON, ABERDARE, CF44 8NH

---

**18/1292/09** Decision Date: 18/12/2018  
**Proposal:** Certificate of lawful development for a proposed rear single storey extension.  
**Location:** 18 WILLOW GROVE, CWMDARE, ABERDARE, CF44 8BS

---

**18/1324/10** Decision Date: 11/01/2019  
**Proposal:** Retrospective two storey rear extension.  
**Location:** 29 MILL STREET, TRECYNON, ABERDARE, CF44 8PA

---

#### Aberdare East

**18/0996/10** Decision Date: 19/12/2018  
**Proposal:** Detached dwelling  
**Location:** 28 THE WALK, ABER-NANT, ABERDARE, CF44 0RQ

---

#### Cwmbach

**18/1075/10** Decision Date: 19/12/2018  
**Proposal:** Proposed Change of use of ground floor of property from Class D1 (Training Centre) to Class A1 (Funeral Direction Place).  
**Location:** COMMUNITIES FIRST, UPPER CYNON CLUSTER, 13 SION TERRACE, TIRFOUNDER ROAD, CWMBACH, ABERDARE, CF44 0AS

---

**18/1176/10** Decision Date: 18/12/2018  
**Proposal:** Proposed new engineering facility.  
**Location:** STAGECOACH ABERDARE DEPOT, CWMBACH INDUSTRIAL ESTATE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0AG

---

#### Mountain Ash West

**18/1173/10** Decision Date: 17/12/2018  
**Proposal:** Change of use of previous bank to sui generis, and connection to existing Rowan Tree Cancer Care HQ.  
**Location:** 54-56 COMMERCIAL STREET, ABERPENNAR, CF45 3PW

---

# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 17/12/2018 and 11/01/2019

## Report for Development Control Planning Committee

---

### Penrhiwceiber

18/1135/10 Decision Date: 20/12/2018

**Proposal:** Proposed amended house type to provide additional attic rooms.

**Location:** PLOT 1, LAND ADJACENT TO CWRT LLANWONNO, LLANWONNO ROAD, MOUNTAIN ASH.

---

### Ynysybwl

18/1298/10 Decision Date: 07/01/2019

**Proposal:** Proposed two storey extension at rear of property

**Location:** TY CLYD, 13 CLYDACH ROAD, YNYSYBWL, PONTYPRIDD, CF37 3LX

---

### Treorchy

18/1203/10 Decision Date: 17/12/2018

**Proposal:** Proposed two storey full width rear extension.

**Location:** 48 REGENT STREET, TREORCHY, CF42 6PN

---

18/1235/10 Decision Date: 21/12/2018

**Proposal:** Proposed raised decking and hobbies workshop at rear of property. (Retrospective).

**Location:** 11 SUNNYBANK TERRACE, CWMPARC, TREORCHY, CF42 6ND

---

18/1245/10 Decision Date: 08/01/2019

**Proposal:** Proposed garden shed and landscaping works.

**Location:** 20 BRYN RHODFA, TREORCHY, CF42 6SY

---

18/1278/10 Decision Date: 11/01/2019

**Proposal:** Two storey full width extension

**Location:** 191 HIGH STREET, TREORCHY, CF42 6NU

---

### Ystrad

18/1189/10 Decision Date: 17/12/2018

**Proposal:** Construction of proposed detached garage. (Amended Plans Received 28/11/18)

**Location:** RIVER LODGE, RIVER STREET, YSTRAD, PENTRE, CF41 7RA

---

# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 17/12/2018 and 11/01/2019

## Report for Development Control Planning Committee

---

### Trealaw

**18/1209/10** Decision Date: 18/12/2018

**Proposal:** Two storey rear extension.

**Location:** 47 TREALAW ROAD, TREALAW, TONYPANDY, CF40 2NS

---

**18/1273/10** Decision Date: 10/01/2019

**Proposal:** Single storey front extension.

**Location:** 4 PINEWOOD DRIVE, TREALAW, TONYPANDY, CF40 2PY

---

### Ynyshir

**18/1221/10** Decision Date: 11/01/2019

**Proposal:** Proposed 2 no. storage buildings and site boundary enclosure (Re-submission of 18/0732/10).

**Location:** LAND TO THE REAR OF 37 - 38 SOUTH STREET, YNYSHIR, PORTH

---

### Tylorstown

**18/1327/30** Decision Date: 20/12/2018

**Proposal:** Upgrading of farm tracks and construction of a feeding platform for cattle and sheep.

**Location:** PENRHYS ISAF FARM, PENRHYS ROAD, TYLORSTOWN, FERNDALE, CF43 3PW

---

### Maerdy

**18/1181/10** Decision Date: 20/12/2018

**Proposal:** Proposed single storey extension.

**Location:** 7 EXCELSIOR TERRACE, MAERDY, FERNDALE, CF43 4AP

---

### Trallwn

**18/1357/10** Decision Date: 11/01/2019

**Proposal:** Proposed first floor rear extension.

**Location:** 21 FOUNDRY PLACE, PONTYPRIDD, CF37 4SB

---

### Rhondda

**18/1287/10** Decision Date: 07/01/2019

**Proposal:** Replacement of existing sub standard single storey extension

**Location:** 7 CROCKETTS PLACE, TELELKEBIR ROAD, HOPKINSTOWN, PONTYPRIDD, CF37 2RB

---



# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 17/12/2018 and 11/01/2019

## Report for Development Control Planning Committee

---

### Treforest

18/1276/19

Decision Date: 20/12/2018

**Proposal:** Removal of a Leyland cypress hedgerow (23 trees with trunk diameters ranging from 5-21cm) and 30% crown reduction of a silver birch.

**Location:** 30 LONG ROW, TREFOREST, PONTYPRIDD, CF37 1SU

---

### Hawthorn

18/1322/10

Decision Date: 10/01/2019

**Proposal:** Demolition of existing garage and outbuilding and construction of single storey extension.

**Location:** GELLI DDU BUNGALOW, HEOL GROESWEN, UPPER BOAT, PONTYPRIDD, CF37 5YY

---

### Ffynon Taf

18/1220/01

Decision Date: 18/12/2018

**Proposal:** Sign 1 - Fascia Sign - Business Premises Name Sign 2 - Wall Sign - Business Premises Name, Contact Details, Direction Arrow.

**Location:** ROBERT PRICE (TIMBER MERCHANTS) LTD, THE WOOD YARD, FOREST VIEW, TAFFS WELL, CF15 7YE

---

18/1274/10

Decision Date: 03/01/2019

**Proposal:** Erection of first floor rear extension

**Location:** 74 CARDIFF ROAD, GLAN Y LLYN, TAFFS WELL, CF15 7QE

---

# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 17/12/2018 and 11/01/2019

## Report for Development Control Planning Committee

---

### Llantwit Fardre

**18/0795/10** Decision Date: 17/12/2018  
**Proposal:** Proposed conversion of redundant agricultural implement storage & cattle shed to a single dwelling - (Amended plans, Structural Appraisal and Market Assessment received 28/9/15).  
**Location:** OUTBUILDING AT TY MAWR FARM, EFAIL ISAF, PONTYPRIDD CF38 1AT

---

**18/1036/10** Decision Date: 07/01/2019  
**Proposal:** Retrospective consent & amendments to existing boundary wall and erection of a 2.1m high fence along northern boundary of curtilage, inside existing boundary wall (amended plan received 17/10/2018) (amended  
**Location:** STATION COTTAGE, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EF

---

**18/1154/10** Decision Date: 09/01/2019  
**Proposal:** Garage in rear garden.  
**Location:** 13 BRYN TERRACE, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ER

---

**18/1256/19** Decision Date: 19/12/2018  
**Proposal:** Proposed 25% crown reduction plus removal of crossed and dead branches of five oak trees at the rear of number 11 Chandlers Reach.  
**Location:** 11 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ

---

**18/1352/10** Decision Date: 11/01/2019  
**Proposal:** Extension of garden curtilage (re-submission)  
**Location:** 2 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

---

### Church Village

**18/1307/10** Decision Date: 09/01/2019  
**Proposal:** Single storey rear extension  
**Location:** 4 COED Y DYFFRYN, CHURCH VILLAGE, PONTYPRIDD, CF38 1TQ

---

**18/1335/10** Decision Date: 11/01/2019  
**Proposal:** Proposed single storey rear extension.  
**Location:** 32 MAES-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 1EJ

---

### Gilfach Goch

**18/0458/10** Decision Date: 03/01/2019  
**Proposal:** Proposed erection of a house.  
**Location:** LAND NORTH OF 3 & 4, ROSEHILL TERRACE, GILFACH GOCH, CF39 3SH

---

**18/1217/10** Decision Date: 04/01/2019  
**Proposal:** Garage conversion into living room.  
**Location:** 34 LLEWELLYN'S VIEW, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8BQ

---

# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 17/12/2018 and 11/01/2019

## Report for Development Control Planning Committee

---

### Tonyrefail West

**18/1121/10** Decision Date: 20/12/2018  
**Proposal:** Demolition of existing shed and workshop and erection of a pair of semi detached dwellings.  
**Location:** A B BUILDERS, 49-50 EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NW

---

**18/1161/10** Decision Date: 20/12/2018  
**Proposal:** New section of track and upgrades to an existing track to accommodate the delivery of a single wind turbine positioned on land at Graig Fatha Farm.  
**Location:** GRAIG FATHA FARM, ROAD TO GRAIG FATHA FARM, COEDEL, TONYREFAIL, PORTH, CF39 8EX

---

**18/1225/10** Decision Date: 20/12/2018  
**Proposal:** Proposed first floor rear extension.  
**Location:** 8 OAKDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RS

---

### Tonyrefail East

**18/1047/10** Decision Date: 20/12/2018  
**Proposal:** Orangery extension to principle elevation.  
**Location:** 17 MAES-Y-BRYN, TONYREFAIL, PORTH, CF39 8LA

---

**18/1233/10** Decision Date: 09/01/2019  
**Proposal:** First floor rear extension and loft conversion with internal alterations.  
**Location:** 100 MILL STREET, TONYREFAIL, PORTH, CF39 8AF

---

**18/1282/30** Decision Date: 20/12/2018  
**Proposal:** Increase storage facilities to improve security.  
**Location:** LAND ADJACENT TO PEN Y GROES FARM, HEOL DDU, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LP

---

### Beddau

**18/1008/10** Decision Date: 17/12/2018  
**Proposal:** 4 Bedroom detached house and garage  
**Location:** HOLLY HOUSE, CASTELLAU ROAD, BEDDAU, PONTYPRIDD, CF38 2RA

---

**18/1113/10** Decision Date: 20/12/2018  
**Proposal:** Raised decking at rear of the property. (Amended Plans Received 28/11/18)  
**Location:** 9 CLOS POWYS, BEDDAU, PONTYPRIDD, CF38 2SY

---

**18/1213/10** Decision Date: 08/01/2019  
**Proposal:** Construction of single storey green oak orangery extension  
**Location:** THE CROFT, HEOL DDU, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LP

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 17/12/2018 and 11/01/2019**

**Report for Development Control Planning Committee**

---

**Pontyclun**

**18/1115/10** Decision Date: 18/12/2018  
**Proposal:** Conversion of integral single garage to living space.  
**Location:** 25 NEWMILL GARDENS, MISKIN, PONTYCLUN, CF72 8RX

---

**18/1134/10** Decision Date: 03/01/2019  
**Proposal:** Proposed porch.  
**Location:** 31 YNYSDDU, PONTYCLUN, CF72 9UA

---

**Brynna**

**18/1215/10** Decision Date: 08/01/2019  
**Proposal:** First floor stilted side extension.  
**Location:** 53 HILLCREST, BRYNNA, PONTYCLUN, CF72 9SL

---

**18/1316/10** Decision Date: 20/12/2018  
**Proposal:** Construction of a new detached double garage, replacement of an existing conservatory with a new orangery and the conversion of the existing integral garage into a study.  
**Location:** 1 MAYWOOD, BRYNNA, PONTYCLUN, CF72 9PZ

---

Total Number of Delegated decisions is 53

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 17/12/2018 and 11/01/2019**

**Report for Development Control Planning Committee**

---

**Aberdare East**

**18/1285/13** Decision Date: 03/01/2019

**Proposal:** Outline application for 3 no. detached bungalows off a private drive together with turning head facility and improvements to Parish Road (resubmission of 18/0118/13).

**Location:** LAND NORTH WEST OF WERFA LANE, ABER-NANT, ABERDARE

**Reason: 1** The proposed development represents unjustified development outside of the defined settlement boundary in an unsustainable location. Further, with no supporting information to justify a development of circa 6.66 dwellings per hectare, the density level proposed is considered to be too low. The proposal is therefore contrary to Policies CS1, AW2, AW5, NSA10 and NSA12 of the Rhondda Cynon Taf Local Development Plan and is unacceptable in principle.

**Reason: 2** The proposed development represents inappropriate development which would unacceptably compromise the rural character and appearance of the site and the surrounding area. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.

---

**Ystrad**

**18/0951/10** Decision Date: 17/12/2018

**Proposal:** Proposed swimming pool and changes in levels to rear garden area.

**Location:** TY TALIESIN, PENRHYS ROAD, PENRHYS, PENTRE, CF41 7SW

**Reason: 1** Insufficient information has been submitted to enable a full assessment of the impact of the development on land stability and drainage. As such the development would be contrary to Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

---

## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 17/12/2018 and 11/01/2019

### Report for Development Control Planning Committee

---

#### Trallwn

18/1294/10 Decision Date: 08/01/2019

**Proposal:** Proposed development of two 3 bed detached houses with off road parking for 6 cars (3 per dwelling). (Resubmission of planning application 18/0733/10)

**Location:** LAND OPPOSITE NATIONAL TYRES, PENTREBACH ROAD, PONTYPRIDD, CF37 5BW

**Reason: 1** On account of their layout, scale, height and design, it is considered that the proposed dwellings would appear incongruous within the street scene and fail to assimilate with or reflect the context of the site and surrounding street scene; causing harm to local character.

In addition the proximity of the dwellings to the residential properties to the south-west would cause detriment to the outlook and amenity of existing occupiers.

Furthermore, insufficient information has been submitted in respect of the impact of the development upon the adjacent wooded bank and any protected species

Consequently, the application is considered not to comply with Policies AW5, AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan, nor the Councils Supplementary Planning Guidance for Design and Placemaking.

---

#### Hawthorn

18/0093/13 Decision Date: 19/12/2018

**Proposal:** Outline application (with some matters reserved) for 3 bed detached house with off road parking for 3 cars.

**Location:** LAND ADJACENT TO 43 WILLIAMS PLACE, UPPER BOAT, PONTYPRIDD

**Reason: 1** By virtue of its location within a designated C1 Flood Zone and with no justification or appropriate mitigation proposed, the proposed development is at risk to public health. The proposed development is therefore contrary to the policy guidance set out in Technical Advice Note 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan, and is unacceptable in principle.

---

Total Number of Delegated decisions is 4