



**PLANNING & DEVELOPMENT COMMITTEE**

**7 MARCH 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 11/02/2019 and 22/02/2019.

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.

**APPEAL RECEIVED: 18/01/2019**  
**APPEAL START 31/11/2019**  
**DATE:**

**APPLICATION NO: 18/0801**  
**APPEAL REF: A/19/3221746**  
**APPLICANT: Mr Powell**  
**DEVELOPMENT: Proposed new two storey 8 bedroom dwelling for large scale HMO.**  
**LOCATION: LAND ADJACENT TO 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD, CF37 1BT**  
**APPEAL RECEIVED: 06/02/2019**  
**APPEAL START 11/02/2019**  
**DATE:**

**APPEAL DECISIONS 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**  
**DECIDED: 28/08/2018**  
**DECISION: Refused**  
**APPEAL RECEIVED: 07/11/2018**  
**APPEAL DECIDED: 14/02/2019**  
**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**

**7 MARCH 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: 11/02/2019 and 22/02/2019

## Report for Development Control Planning Committee

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### Hirwaun

19/0020/10 Decision Date: 20/02/2019

**Proposal:** Proposed single storey extension.

**Location:** 6 DENBEIGH COURT, HIRWAUN, ABERDARE, CF44 9QH

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### Penywaun

18/1383/10 Decision Date: 22/02/2019

**Proposal:** Construction of 2 No. Double Garages for domestic parking. (Amended Plans received 16/01/19)

**Location:** PLOT 1 AND PLOT 2, LAND ADJACENT TO HEULWEN, HIRWAUN ROAD, HIRWAUN, ABERDARE, CF44 9HW

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### Aberdare West/Llwydcoed

18/0807/08 Decision Date: 12/02/2019

**Proposal:** Extension to mattress building and associated external works

**Location:** BRYN PICA WASTE DISPOSAL SITE, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0BX

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19/0025/10 Decision Date: 20/02/2019

**Proposal:** Proposed single storey front extension.

**Location:** 2 TRE-IFOR, LLWYDCOED, ABERDARE, CF44 0YG

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19/0034/10 Decision Date: 20/02/2019

**Proposal:** Proposed attic extension to include front & rear dormers

**Location:** PINWOOD, KINGSBURY PLACE, LLWYDCOED, ABERDARE, CF44 0TR

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19/0049/10 Decision Date: 21/02/2019

**Proposal:** Proposed two storey side extension.

**Location:** 13A BWLLFA ROAD, CWMDARE, ABERDARE, CF44 8UG

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### Cwmbach

18/1371/10 Decision Date: 13/02/2019

**Proposal:** Extension of low level warehouse lean-to structure.

**Location:** ASDA STORES LTD, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

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### Abercynon

18/1390/10 Decision Date: 14/02/2019

**Proposal:** Change of use of ground floor post office to dog grooming parlour

**Location:** YNYSBOETH POST OFFICE, 1 MAIN ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4BX

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 11/02/2019 and 22/02/2019

## Report for Development Control Planning Committee

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### Ynysybwl

**19/0004/10** Decision Date: 20/02/2019  
**Proposal:** Erection of an agricultural building to store farm machinery and winter fodder.  
**Location:** YSGUBOR FAWR FARM, TIR-Y-GELLI , YNYSYBWL, CF37 3PG

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### Aberaman North

**19/0040/10** Decision Date: 20/02/2019  
**Proposal:** Two storey extension  
**Location:** 3 LLANDDEWI STREET, ABERAMAN, ABERDARE, CF44 6SW

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### Treorchy

**18/1356/10** Decision Date: 11/02/2019  
**Proposal:** Single storey rear extension, side dormer and garden shed.  
**Location:** 5 BRYN RHODFA, TREORCHY, CF42 6SY

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### Llwynypia

**18/1340/08** Decision Date: 12/02/2019  
**Proposal:** Single storey 5 bay demountable nursery to the south of the Rhondda Campus off Turberville Street. New parking bays on Rhondda Campus with relocated Smoking Shelter.  
**Location:** COLEG Y CYMOEDD, TURBERVILLE STREET, LLWYN-Y-PIA, TONYPANDY, CF40 2TQ

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### Penygraig

**18/1406/10** Decision Date: 14/02/2019  
**Proposal:** Demolition of single storey rear extension and construction of two storey and single storey extension.  
**Location:** 20 ARTHUR STREET, WILLIAMSTOWN, TONYPANDY, CF40 1ND

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### Tylorstown

**18/1358/10** Decision Date: 13/02/2019  
**Proposal:** Proposed first floor rear extension and reposition front door.  
**Location:** 40 EDMONDES STREET, TYLORSTOWN, FERNDAL, CF43 3HW

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### Town (Pontypridd)

**18/1416/10** Decision Date: 20/02/2019  
**Proposal:** Change of Use from Use Class A1 (shops) to Use Classes A1 (shops), A2 (financial and professional services) and A3 (food and drink) - flexible permission  
**Location:** 70 TAFF STREET, PONTYPRIDD, CF37 4SU

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 11/02/2019 and 22/02/2019

## Report for Development Control Planning Committee

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### Llantwit Fardre

19/0010/10 Decision Date: 21/02/2019

**Proposal:** Conversion of existing garage into habitable room.

**Location:** 17 VIBURNUM RISE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JU

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### Gilfach Goch

18/1413/10 Decision Date: 15/02/2019

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

**Location:** 41 FFORDD LLANBAD, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8FL

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### Tonyrefail West

18/1414/10 Decision Date: 15/02/2019

**Proposal:** Rear dormer extension and alterations.

**Location:** 14 HEOL TRANE, TONYREFAIL, PORTH, CF39 8DD

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### Beddau

19/0093/09 Decision Date: 21/02/2019

**Proposal:** Construction of a single storey lean-to extension to rear elevation.

**Location:** 20 CARN CELYN, BEDDAU, PONTYPRIDD, CF38 2TF

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### Pontyclun

18/1372/10 Decision Date: 11/02/2019

**Proposal:** Demolition of existing grandstand and provision of a new 100 seater grandstand

**Location:** IVOR PARK FOOTBALL PITCH, COWBRIDGE ROAD, BRYNSADLER, PONTYCLUN

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19/0067/10 Decision Date: 20/02/2019

**Proposal:** Change of use from A1 (Hairdressers) to A3 (Coffee shop).

**Location:** COCOS HAIR STUDIO, 12A COWBRIDGE ROAD, PONTYCLUN, CF72 9ED

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 11/02/2019 and 22/02/2019**

**Report for Development Control Planning Committee**

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**Brynna**

**18/1345/10**

Decision Date: 11/02/2019

**Proposal:** Conversion of 1st floor 3 bed apartment into 3 no. 1 bed apartments

**Location:** FORMER EAGLE HOTEL, SOUTHALL STREET, BRYNNA, PONTYCLUN, CF72 9QH

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**18/1395/10**

Decision Date: 11/02/2019

**Proposal:** Single storey extension with lean-to roof to front and rear of property and additional storey with dual pitch roof added above existing garage. Existing garage to be converted into habitable rooms (Amended plans received

**Location:** 158 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TJ

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Total Number of Delegated decisions is 23

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 11/02/2019 and 22/02/2019**

**Report for Development Control Planning Committee**

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**Town (Pontypridd)**

**18/1032/10**

Decision Date: 22/02/2019

**Proposal:** Detached block to rear of existing building to provide 4 no. student apartments in association with existing student accommodation facility (amended plans and description received 19/12/18).

**Location:** 20-21 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW

**Reason: 1** The proposed development would result in a significant detrimental impact upon the current amenity standards and living conditions of occupiers of the existing building, and the amenity standards and living conditions of future occupiers of the proposed new units. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Houses in Multiple Occupation (HMO) and Development of Flats Supplementary Planning Guidance.

**Reason: 2** The proposed development would have a detrimental impact upon pedestrian and highway safety in the vicinity of the site, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

The proposed development would result in vehicular reversing movements over the shared surface and on to the public highway, which is a main bus route and carries high volume of traffic, to the detriment of safety of pedestrians and highway users, and the free flow of traffic.

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Total Number of Delegated decisions is 1