



**PLANNING & DEVELOPMENT COMMITTEE**

**4 JULY 2019**

**INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN**

**UNDER DELEGATED POWERS**

**REPORT OF THE DIRECTOR, PROSPERITY & DEVELOPMENT**

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 17/06/2019 and 21/06/2019.

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:** 18/1032  
**APPEAL REF:** 3224130  
**APPLICANT:** Elite Accommodation and Facilities Ltd  
**DEVELOPMENT:** Detached block to rear of existing buildign to provide 4 no. student apartments in association with exisitng student accomodation facility (amended plans and description received 19/12/18).  
**LOCATION:** 20-21 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW  
**DECIDED:** 22/02/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 06/03/2019  
**APPEAL DECIDED:** 19/06/2019  
**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**

**4 JULY 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:**

**17/06/2019 and 21/06/2019**

**Report for Development Control Planning Committee**

---

**Penywaun**

**19/0434/10** Decision Date: 18/06/2019  
**Proposal:** Temporary change of use for 24 months from Class A1 (retail) to Sui Generis (car sales).  
**Location:** WHAT ABERDARE LIMITED, GWLADYS STREET, PENYWAUN, ABERDARE, CF44 9DE

---

**Aberdare West/Llwydcoed**

**19/0475/09** Decision Date: 18/06/2019  
**Proposal:** Conservatory to rear.  
**Location:** 13 Y DOLYDD, CWMDARE, ABERDARE, CF44 8EX

---

**Cwmbach**

**19/0453/10** Decision Date: 21/06/2019  
**Proposal:** Single storey extension.  
**Location:** 41 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DN

---

**19/0485/10** Decision Date: 17/06/2019  
**Proposal:** Proposed front and side single storey extension.  
**Location:** 17 CONWAY DRIVE, CWMBACH, ABERDARE, CF44 0LL

---

**Mountain Ash West**

**18/1038/10** Decision Date: 21/06/2019  
**Proposal:** Erection of 2 no. 3 bedroom semi-detached dwellings.  
**Location:** LAND AT GWERNIFOR PARK PLOT ADJACENT "TY CARRIG", MISKIN, MOUNTAIN ASH, CF45 3US

---

**19/0001/10** Decision Date: 18/06/2019  
**Proposal:** Replacement of existing wooden balcony at the rear of the house with a galvanised metal balcony with toughened glass panelling (retrospective)  
**Location:** 9 SIERRA PINES, MOUNTAIN ASH, CF45 3DS

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between:**

**17/06/2019 and 21/06/2019**

**Report for Development Control Planning Committee**

---

**Porth**

**19/0356/10** Decision Date: 20/06/2019

**Proposal:** Two storey rear extension

**Location:** 14 LESLIE TERRACE, PORTH, CF39 9TD

---

**19/0465/10** Decision Date: 17/06/2019

**Proposal:** Installation of an ATM.

**Location:** PREMIER SHOP, 9-10 STATION STREET, PORTH, CF39 9NR

---

**19/0466/01** Decision Date: 17/06/2019

**Proposal:** Illuminated ATM sign.

**Location:** PREMIER SHOP, 9-10 STATION STREET, PORTH, CF39 9NR

---

**Trallwn**

**19/0396/10** Decision Date: 19/06/2019

**Proposal:** Change of use from D1 clinic to residential property.

**Location:** BRYNFFYNNON, 46 MERTHYR ROAD, PONTYPRIDD, CF37 4DD

---

**Hawthorn**

**19/0490/10** Decision Date: 17/06/2019

**Proposal:** Single storey rear extension.

**Location:** 23 HAWTHORN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AT

---

**Llantwit Fardre**

**19/5074/41** Decision Date: 18/06/2019

**Proposal:** Extension to existing dwelling

**Location:** 29 HEOL Y FOEL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EQ

---

**Church Village**

**19/0429/10** Decision Date: 18/06/2019

**Proposal:** Proposed side & rear extensions.

**Location:** 41 LLANERCH GOED, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TB

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between:**

**17/06/2019 and 21/06/2019**

**Report for Development Control Planning Committee**

---

**Talbot Green**

**19/0477/10** Decision Date: 21/06/2019

**Proposal:** First floor rear extension and garage conversion.

**Location:** NYTHCLYD, 64 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

---

**Pontyclun**

**19/0422/10** Decision Date: 19/06/2019

**Proposal:** Single storey front extension.

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

---

Total Number of Delegated decisions is 15

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 17/06/2019 and 21/06/2019**

**Report for Development Control Planning Committee**

---

**Aberaman South**

**17/1224/13**

Decision Date: 19/06/2019

**Proposal:** 4 new residential dwellings with garages and associated works (Updated Flood Consequence Assessment received 03/06/19) .

**Location:** RIVERSIDE, FARM ROAD, ABERAMAN, ABERDARE, CF44 6LJ

**Reason: 1** The proposed development would be contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan, Planning Policy Wales and Technical Advice Note 15: Development and Flood Risk, in that it proposes highly vulnerable (residential) development within a C2 flood zone. The supporting information and flood consequences assessment that accompanies the application fails to demonstrate that the risks and consequences associated with flooding could be acceptably managed.

---

Total Number of Delegated decisions is 1