



**PLANNING & DEVELOPMENT COMMITTEE**

**5 SEPTEMBER 2019**

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

**UNDER DELEGATED POWERS**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 05/08/2019 and 22/08/2019.

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

**2. RECOMMENDATION**

That Members note the information.

**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**

**5 SEPTEMBER 2019**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**REPORT**

**INFORMATION FOR MEMBERS,  
PERTAINING TO ACTION TAKEN  
UNDER DELEGATED POWERS**

**OFFICER TO CONTACT**

**Mr. J. Bailey  
(Tel: 01443 281132)**

**See Relevant Application File**

## **APPEALS RECEIVED**

**APPLICATION NO:** 18/0872  
**APPEAL REF:** V/19/3224521  
**APPLICANT:** Llanmoor Development Co Ltd  
**DEVELOPMENT:** Proposed residential development and associated highway access, provision of an on site school and ancillary uses and works on land at Ystrad Barwig Isaf.  
**LOCATION:** YSTRAD BARWIG ISAF FARM, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 1BL  
**APPEAL RECEIVED:** 11/03/2019  
**APPEAL START DATE:** 14/08/2019

**APPLICATION NO:** 19/0281  
**APPEAL REF:** D/19/3235307  
**APPLICANT:** Trivallis  
**DEVELOPMENT:** Retrospective permission for a raised patio.  
**LOCATION:** 24 ARFRYN TERRACE, TYLORSTOWN, FERNDAL, CF43 3DR  
**APPEAL RECEIVED:** 14/08/2019  
**APPEAL START DATE:** 19/08/2019

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**Hirwaun**

**19/0654/15** Decision Date: 20/08/2019  
**Proposal:** Variation of condition 2 - approved plans (previous planning application 16/0154/10) - minor amendments to siting and elevational appearance.  
**Location:** PLOT 4, BRYNFYNNON FARM, PENDERYN ROAD, HIRWAUN

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**19/0677/10** Decision Date: 19/08/2019  
**Proposal:** Demolition of lean-to toilet block and rebuild toilet block together with internal improvements.  
**Location:** HIRWAUN Y M C A, MANCHESTER PLACE, HIRWAUN, ABERDARE, CF44 9RB

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**Aberdare West/Llwydcoed**

**19/0577/10** Decision Date: 05/08/2019  
**Proposal:** Replacement sun lounge with roof top decking above  
**Location:** 4 MORIAH PLACE, LLWYDCOED, ABERDARE, CF44 0TS

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**Aberdare East**

**19/0723/10** Decision Date: 19/08/2019  
**Proposal:** Proposed two storey rear extension.  
**Location:** 13 LAMBERT TERRACE, GADLYS, ABERDARE, CF44 8AT

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**Cwmbach**

**19/0679/09** Decision Date: 08/08/2019  
**Proposal:** Certificate of lawful development for a proposed conservatory to rear elevation  
**Location:** 2 CAE ALAW GOCH, CWMBACH, ABERDARE, CF44 0DR

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**19/0704/10** Decision Date: 13/08/2019  
**Proposal:** Demolition of conservatory, construction of two storey extension.  
**Location:** 10 CAE COED, CWMBACH, ABERDARE, CF44 0BF

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**19/0776/10** Decision Date: 19/08/2019  
**Proposal:** Remove wooden shed and replace with a concrete block shed.  
**Location:** 54 LLANGORSE ROAD, CWMBACH, ABERDARE, CF44 0HR

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**Penrhiwceiber**

**19/0784/10** Decision Date: 21/08/2019  
**Proposal:** New concrete ramp from fire exit.  
**Location:** FLYING START RCT CBC, GLAMORGAN STREET, PERTHCELYN, MOUNTAIN ASH, CF45 3RJ

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**Aberaman North**

**19/0744/10** Decision Date: 19/08/2019

**Proposal:** Proposed extension to front elevation.

**Location:** BRYN GWYRDD, GREENHILL DRIVE, ABERAMAN, ABERDARE, CF44 6YJ

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**Aberaman South**

**19/0626/10** Decision Date: 20/08/2019

**Proposal:** Dropped kerb.

**Location:** 105 JOHN STREET, ABERCWMBOI, ABERDARE, CF44 6BN

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**Treorchy**

**19/0645/01** Decision Date: 12/08/2019

**Proposal:** 2 x internally illuminated logos, 7 x non-illuminated mounted aluminium panels, 1 x internally illuminated totem, 2 x non-illuminated acrylic letters and 16 x non-illuminated post mounted aluminium panels.

**Location:** THE CO OPERATIVE FOOD STORE, STATION ROAD, TREORCHY, CF42 6UD

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**19/0777/10** Decision Date: 20/08/2019

**Proposal:** Proposed - two single storey extensions (side and rear).

**Location:** 134 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EB

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**Ystrad**

**19/0620/10** Decision Date: 06/08/2019

**Proposal:** Change of use from domestic garage to dog grooming parlour.

**Location:** 3 BODRINGALLT TERRACE, YSTRAD, PENTRE, CF41 7QD

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**Cwm Clydach**

**19/0613/10** Decision Date: 06/08/2019

**Proposal:** Proposed first floor bedroom/bathroom extension.

**Location:** 109 HIGH STREET, CLYDACH, TONYPANDY, CF40 2BJ

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**Penygraig**

**19/0589/10** Decision Date: 07/08/2019  
**Proposal:** Erection of detached garage outside of site curtilage following demolition of the existing outbuilding  
**Location:** 11 LLANFAIR ROAD, PENYGRAIG, TONYPANDY, CF40 1TA

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**19/0633/10** Decision Date: 06/08/2019  
**Proposal:** Relocation of steps, parking space for 1 vehicle.  
**Location:** 8 BROADFIELD CLOSE, PENYGRAIG, TONYPANDY, CF40 1SY

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**19/0707/10** Decision Date: 21/08/2019  
**Proposal:** Demolition of a single storey extension and construction of a two storey side extension and conservatory to front elevation  
**Location:** OCHR Y GRAIG, GILFACH ROAD, PENYGRAIG, TONYPANDY, CF40 1EN

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**Porth**

**19/0420/10** Decision Date: 08/08/2019  
**Proposal:** New boundary wall with solid decking and fencing to top. (Amended Plans received 16/07/19).  
**Location:** 20 CEMETERY ROAD, PORTH, CF39 0BH

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**19/0783/10** Decision Date: 19/08/2019  
**Proposal:** Enlargement to ground floor side extension.  
**Location:** 4 VICARAGE ROAD, PORTH, CF39 0NG

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**Tylorstown**

**19/0491/10** Decision Date: 12/08/2019  
**Proposal:** Detached dwelling.  
**Location:** VACANT LAND AT THE REAR OF UPPER TERRACE, STANLEYTOWN, CF43 3EU

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**Ferndale**

**19/0364/10** Decision Date: 15/08/2019  
**Proposal:** Refurbishment of 5 flats (first floor only).

**Location:** 101 FERNDALE HOTEL, DUFFRYN STREET, FERNDALE, CF43 4EL

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**19/0423/10** Decision Date: 05/08/2019  
**Proposal:** Conversion of former garages to single dwelling with off road parking.

**Location:** GARAGES, MAXWELL STREET, FERNDALE, CF43 4RT

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**19/0671/10** Decision Date: 06/08/2019  
**Proposal:** Replacement ground floor rear extension

**Location:** 157 NORTH ROAD, FERNDALE, CF43 4RA

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**19/0729/10** Decision Date: 22/08/2019  
**Proposal:** Change of use from first floor flat into a cafe.

**Location:** 43 HIGH STREET, FERNDALE, CF43 4RH

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**Maerdy**

**19/0522/10** Decision Date: 12/08/2019  
**Proposal:** Change of use from community use into two three-bedroom houses.

**Location:** PORTH COMMUNITY HOUSING OFFICE, 11 IS-Y-COED, MAERDY, FERNDALE, CF43 4TF

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**Town (Pontypridd)**

**19/0666/08** Decision Date: 20/08/2019  
**Proposal:** Creation of changing room with WC and boys & girls WC.

**Location:** COED Y LAN PRIMARY SCHOOL, TYFICA ROAD, PONTYPRIDD, CF37 2DB

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**Trallwn**

**19/0635/10** Decision Date: 07/08/2019  
**Proposal:** Change of use from photography studio to beauty and wellness salon.

**Location:** 3 CERIDWEN TERRACE, BRIDGE STREET, PONTYPRIDD, CF37 4PD

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**19/0668/10** Decision Date: 06/08/2019  
**Proposal:** Single storey side extension

**Location:** 22 WINGFIELD CLOSE, PONTYPRIDD, CF37 4AB

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**Rhondda**

**19/0667/10**

Decision Date: 19/08/2019

**Proposal:** Two storey rear extension and single storey rear extension

**Location:** 59B PANTYGRAIGWEN ROAD, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2RS

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**Graig**

**19/0798/09**

Decision Date: 14/08/2019

**Proposal:** Certificate of lawful development for a proposed single storey extension.

**Location:** 10 TONYREFAIL ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PZ

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**Treforest**

**19/0555/10**

Decision Date: 06/08/2019

**Proposal:** Proposed demolition of derelict training tower and garages to allow for new purpose made training tower and new windows, doors, cladding, render and roof coverings to main building.

**Location:** SOUTH WALES FIRE AND RESCUE PONTYPRIDD STATION, OXFORD STREET, TREForest, PONTYPRIDD, CF37 1RU

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**Rhydyfelin Central**

**19/0720/10**

Decision Date: 12/08/2019

**Proposal:** Single storey extension to rear and side.

**Location:** RHYD Y GRAIG, DYNEA CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5EG

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**Ffynon Taf**

**19/0625/10**

Decision Date: 05/08/2019

**Proposal:** Single storey pitched roof side extension and garage conversion.

**Location:** 10 TAI DUFFRYN, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TS

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**19/0632/10**

Decision Date: 05/08/2019

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

**Location:** 9 BRYNCOCH, TAFFS WELL, CARDIFF, CF15 7QA

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**Llantwit Fardre**

**19/0547/10** Decision Date: 09/08/2019  
**Proposal:** Change of use from bus depot to D2 Triathlon Centre.  
**Location:** UNIT 10P OLD EDWARDS COACHES , NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EE

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**19/0681/19** Decision Date: 20/08/2019  
**Proposal:** Removal of overhanging branches  
**Location:** 10 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

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**19/0764/10** Decision Date: 22/08/2019  
**Proposal:** Rear single storey extension and internal alterations.  
**Location:** 110 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PA

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**Tonteg**

**19/0710/10** Decision Date: 22/08/2019  
**Proposal:** Single story rear extension and single storey side extension.  
**Location:** 18 OAKFIELD CRESCENT, TONTEG, PONTYPRIDD, CF38 1NG

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**Tonyrefail West**

**19/0013/10** Decision Date: 20/08/2019  
**Proposal:** Erection of 4 no. dwellings.  
**Location:** LAND WEST OF TONYREFAIL CEMETERY, GILFACH ROAD, TONYREFAIL

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**Tonyrefail East**

**19/0462/09** Decision Date: 05/08/2019  
**Proposal:** Construction of drainage works, provision of improved surface to gallop, provision of bund and the erection of gallop fencing (Certificate of Lawfulness for existing development).  
**Location:** TY YR HEOL FARMHOUSE, PANTYBRAD, TONYREFAIL, PORTH, CF39 8HX

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**19/0642/10** Decision Date: 22/08/2019  
**Proposal:** Extension of existing garage.  
**Location:** 55 MILL STREET, TONYREFAIL, PORTH, CF39 8AE

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**Beddau**

**19/0634/10** Decision Date: 08/08/2019  
**Proposal:** Demolition of existing garage, construction of ground floor extension to side and rear.  
**Location:** 34 BYRON AVENUE, BEDDAU, PONTYPRIDD, CF38 2TW

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**Town (Llantrisant)**

**19/0618/10** Decision Date: 06/08/2019  
**Proposal:** Two-storey rear extension and front porch  
**Location:** 10 HEOL ILLTYD, LLANTRISANT, PONTYCLUN, CF72 8DE

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**Talbot Green**

**19/0627/10** Decision Date: 16/08/2019  
**Proposal:** Change of use - former Lloyds bank into dental surgery. (Amended site location plan received 22/07/19)  
**Location:** FORMER LLOYDS BANK, 35 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AD

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**Pontyclun**

**19/0652/10** Decision Date: 14/08/2019  
**Proposal:** Estyniad unllawr i gefn yr eidd a chodi'r tô dros ben y gegin i greu ystafell wely (Single storey extension to rear of property and raise the roof over the kitchen to create a bedroom)  
**Location:** 3 RED COW COTTAGES, LLANTRISANT ROAD, GROES-FAEN, PONTYCLUN, CF72 8NT

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**19/0682/10** Decision Date: 14/08/2019  
**Proposal:** Install flood lighting to football pitch.  
**Location:** IVOR PARK FOOTBALL PITCH, COWBRIDGE ROAD, BRYNSADLER, PONTYCLUN

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**19/0717/10** Decision Date: 13/08/2019  
**Proposal:** Construction of a replacement bay window, enlargement of first floor windows to garage, alterations and addition to front boundary walls and enlargement of existing driveway.  
**Location:** 8 HEOL BROFISCIN, GROES-FAEN, PONTYCLUN, CF72 8RR

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**19/0737/09** Decision Date: 14/08/2019  
**Proposal:** Ground floor rear extension  
**Location:** 13 TYLER HENDY, MISKIN, PONTYCLUN, CF72 8QU

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**19/0767/09** Decision Date: 14/08/2019  
**Proposal:** Proposed loft conversion with rear flat roof dormers and front roof light.  
**Location:** 10 LLANTRISANT ROAD, PONTYCLUN, CF72 9DQ

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**Llanharry**

**19/0638/10** Decision Date: 06/08/2019  
**Proposal:** Two-storey rear extension following demolition of existing rear addition  
**Location:** TYLA GARW COTTAGE, TYLA GARW, PONTYCLUN, CF72 9EZ

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**Llanharan**

**19/0706/10** Decision Date: 21/08/2019  
**Proposal:** Dormer extension to front roof slope (retrospective)  
**Location:** 36 FFORDD HANN, TALBOT GREEN, PONTYCLUN, CF72 9WX

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**Brynna**

**19/0624/09** Decision Date: 06/08/2019  
**Proposal:** Single storey extension to the rear.  
**Location:** 13 LANTERN CLOSE, LLANHARAN, PONTYCLUN, CF72 9ZB

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**19/0665/10** Decision Date: 06/08/2019  
**Proposal:** Ground floor side extension  
**Location:** 7 COLLIERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UT

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Total Number of Delegated decisions is 53

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 05/08/2019 and 22/08/2019**

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**Tonyrefail West**

**19/0690/13**

Decision Date: 19/08/2019

**Proposal:** Detached dwelling within the curtilage of 2 Tynycoed Villas, Tonyrefail (Outline).

**Location:** 2 TYNLYCOED VILLAS, TONYREFAIL, PORTH, CF39 8EX

**Reason: 1** The site lies outside the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP). As such, new residential development is not supported in such a location, and no suitable justification has been submitted to negate this.

The proposal therefore runs contrary to Policies AW 1, AW 2 of the Rhondda Cynon Taf Local Development Plan

The proposal would constitute incremental development within the Special Landscape Area which would unacceptably detract from the character and appearance of the site and wider area.

The proposal therefore runs contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan

The means of access to the development is severely sub-standard in terms of horizontal geometry, forward vision, junction vision splays, provision of segregated pedestrian footway facilities, passing bays, street lighting, highway drainage and structural integrity. As such, intensification of its use will result in further detriment to highway safety and the free flow of traffic.

The proposal therefore runs contrary to Policies AW 5, AW 6 of the Rhondda Cynon Taf Local Development Plan

Third party land would be required for necessary improvements to the means of access to provide safe and satisfactory access to the proposed development.

The proposal therefore runs contrary to AW 5, AW 6 of the Rhondda Cynon Taf Local Development Plan.

The proposed development is located in an unsustainable location and would be heavily reliant on the use of private motor vehicles, contrary to the sustainable transport hierarchy set out in Planning Policy Wales edition 10.

The proposal therefore runs contrary to PPW 10 and Policies AW 5, AW 6 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Pontyclun**

**19/0438/10**

Decision Date: 22/08/2019

**Proposal:** New single storey two bedroom dwelling and detached double garage.(Amended Redline Boundary and Plans received 04/06/19)

**Location:** LAND ADJACENT TO CAERGWANAF-UCHAF, MISKIN, PONTYCLUN, CF72 8JU

**Reason: 1**

The application site is located outside of the defined settlement boundary of Miskin in an unsustainable location. Consequently the proposed development fails to comply with the key sustainable development objectives of Policies CS2, AW1, AW2 and SSA13 of the Rhondda Cynon Taf Local Development Plan and those set out in Planning Policy Wales Edition 10 and is therefore unacceptable in principle.

The proposal is considered unacceptable in terms of its access and impact upon highway safety for the following reasons:

The means of access to the development site is severely sub-standard in terms of horizontal geometry, forward vision, junction vision splays provision of segregated pedestrian footway facilities, passing bays, street lighting, highway drainage and structural integrity, and intensification of its use will result in further detriment to highway safety and the free flow of traffic.

The proposal is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan in terms of its potential impact upon highway safety.

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**Llanharry**

**19/0718/10**

Decision Date: 12/08/2019

**Proposal:** Two storey extension

**Location:** 33 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZG

**Reason: 1** The proposal, by virtue of its side (east) facing windows, would directly overlook the rear elevations and private amenity space of the dwelling known as 35 Bryn Calyn. As such, the works have a significant adverse effect upon the privacy and amenity standards previously enjoyed by this neighbouring property, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's SPG, 'A Design Guide for Householder Development' (March 2011).

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**Llanharan**

**19/0675/10**

Decision Date: 19/08/2019

**Proposal:** Shed for dog grooming business.

**Location:** 8 RHODFA BRYN RHYDD, TALBOT GREEN, PONTYCLUN, CF72 9FD

**Reason: 1** The proposed development would introduce a business use at a residential dwelling that would result in noise and disturbance to the surrounding residents, having a significant detrimental impact upon the amenity standards they currently enjoy. In addition, the proposed use will result in increased vehicular parking demand on the public highway to the detriment of highway safety and the free flow of traffic in the vicinity of the site. As such, the application is not considered to comply with Polices AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 4