



**PLANNING & DEVELOPMENT COMMITTEE**

**3 OCTOBER 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 06/09/2019 and 18/09/2019.

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**

**3 OCTOBER 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**

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

**06/09/2019 and 18/09/2019**

**Report for Development Control Planning Committee**

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**Penywaun**

**19/0716/10** Decision Date: 13/09/2019

**Proposal:** Single storey side extension.

**Location:** 16 CYMRIC CLOSE, HIRWAUN, ABERDARE, CF44 9LH

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**Aberaman North**

**19/0766/10** Decision Date: 06/09/2019

**Proposal:** Construction of 2 x No 4 bedroom semi-detached dwellings.

**Location:** LAND ADJACENT TO 18A HILL STREET, ABERAMAN, ABERDARE, CF44 6YG

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**Treorchy**

**19/0794/10** Decision Date: 12/09/2019

**Proposal:** Ground floor rear extension

**Location:** 2 PARK ROAD, CWMPARC, TREORCHY, CF42 6LF

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**19/0821/10** Decision Date: 18/09/2019

**Proposal:** Enlargement of existing rear extension.

**Location:** 10 KENRY STREET, YNYSWEN, TREHERBERT, TREORCHY, CF42 6DR

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**Ystrad**

**19/0650/10** Decision Date: 10/09/2019

**Proposal:** Change of use - sun bed parlour (sui generis) to take away (A3).

**Location:** HOT SPOT SUN BEDS, 86-87 WILLIAM STREET, YSTRAD, PENTRE, CF41 7QY

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**19/0732/08** Decision Date: 12/09/2019

**Proposal:** Variation of condition 2 of planning permission ref. 18/0910/08 to amend the alignment of the access ramp on the southern side of the railway line to Nant Gwyddon.

**Location:** FOOTBRIDGE TO THE SOUTH-WEST OF BROOK STREET, YSTRAD, PENTRE

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**19/0782/10** Decision Date: 17/09/2019

**Proposal:** Creation of bay window, enlargement of porch with the installation of a canopy to front elevation.

**Location:** 91 TYNTYLA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SR

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**Tonypandy**

**19/0878/10** Decision Date: 09/09/2019

**Proposal:** Two storey rear extension.

**Location:** 20 PARC GELLIFAELOG, TONYPANDY, CF40 1BF

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**Penygraig**

**19/0736/10** Decision Date: 17/09/2019

**Proposal:** Change of use to first floor Aesthetic and Laser Clinic (retrospective).

**Location:** FIRST FLOOR, FLAT A, 61 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RE

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**19/0803/10** Decision Date: 17/09/2019

**Proposal:** Two-storey rear extension

**Location:** 7 HENDRE TERRACE, PENYGRAIG, TONYPANDY, CF40 1PL

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**Ynyshir**

**19/0637/10** Decision Date: 10/09/2019

**Proposal:** Construction of garage.

**Location:** LAND TO THE REAR OF 35 SOUTH STREET, YNYSHIR, PORTH, CF39 0EG

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**Development Control : Delegated Decisions (Permissions) between:**

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**Cilfynydd**

**19/0822/15**

Decision Date: 17/09/2019

**Proposal:** Variation of condition 2 (approved plans) of planning permission 18/1138/10.

**Location:** CILFYNYDD COMMUNITY CENTRE, CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NR

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**Rhondda**

**19/0663/10**

Decision Date: 11/09/2019

**Proposal:** To raise the height of an existing deck at the rear of the property and extension of existing balcony.

**Location:** 16 KINGSWOOD, MAESYCOED, PONTYPRIDD, CF37 1QE

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**Llantwit Fardre**

**19/0763/10**

Decision Date: 13/09/2019

**Proposal:** Change of use from B2 (Car Repairs) to D2 (Gymnasium).

**Location:** UNITS K AND L, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FADRE, CF38 2EE

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**Church Village**

**19/0687/10**

Decision Date: 16/09/2019

**Proposal:** Rear & side extension, conversion of lounge into a garage.

**Location:** 27 CWRT COED-Y-BRENIN, CHURCH VILLAGE, PONTYPRIDD, CF38 1TN

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**Tonteg**

**19/0056/15**

Decision Date: 17/09/2019

**Proposal:** Variation of condition 1 of planning permission for the alteration and renovation of existing cottages (13/1055/10) to extend the time to commence development for a further 5 years.

**Location:** GLEBELAND COTTAGES, MAIN ROAD, GWAELOD-Y-GARTH, TAFFS WELL, CF15 9JJ

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**Gilfach Goch**

**18/1257/10**

Decision Date: 16/09/2019

**Proposal:** Rear two storey extension to include flat roof with balcony (amended plans received 07/01/2019).

**Location:** 15 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

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

**06/09/2019 and 18/09/2019**

**Report for Development Control Planning Committee**

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**Tonyrefail East**

**19/0457/09** Decision Date: 12/09/2019  
**Proposal:** The use of the land and the buildings for the keeping, breeding and training of race horses.  
**Location:** TY YR HEOL FARMHOUSE, PANTYBRAD, TONYREFAIL, PORTH, CF39 8HX

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**19/0738/10** Decision Date: 09/09/2019  
**Proposal:** Change the use of from A1 use to A3 (cafe/takeaway).  
**Location:** 8 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

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**19/0799/10** Decision Date: 16/09/2019  
**Proposal:** Ground floor side extension  
**Location:** 58 PARKLANDS ROAD, TONYREFAIL, PORTH, CF39 8PT

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**Talbot Green**

**19/0793/01** Decision Date: 17/09/2019  
**Proposal:** Installation of replacement signage.  
**Location:** UNIT 1 T K MAXX, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8SY

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**Pontyclun**

**19/0768/10** Decision Date: 06/09/2019  
**Proposal:** Installation of window to gable apex within front elevation and two additional roof lights  
**Location:** 10 LLANTRISANT ROAD, PONTYCLUN, CF72 9DQ

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**19/0772/10** Decision Date: 09/09/2019  
**Proposal:** Part two-storey, part ground floor rear extension and garage conversion.  
**Location:** 27 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

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**19/0854/10** Decision Date: 09/09/2019  
**Proposal:** Orangery to rear of property.  
**Location:** 25 CLOS YNYSDDU, PONTYCLUN, CF72 9WQ

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**19/0896/10** Decision Date: 17/09/2019  
**Proposal:** Conversion of 2 properties No 7 and 8 into one and a single storey rear extension.  
**Location:** 7 & 8 CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD

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Total Number of Delegated decisions is 25

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 06/09/2019 and 18/09/2019**

**Report for Development Control Planning Committee**

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**Rhydyfelin Central**

**19/0757/10**

Decision Date: 10/09/2019

**Proposal:** Single storey side and rear extensions to create garage, workshop and sitting room.

**Location:** 60 MAES GANOL, RHYDYFELIN, PONTYPRIDD, CF37 5EQ

**Reason: 1** By virtue of its siting, design, scale and massing, the proposed side and rear garage/workshop extension is considered to have an overbearing impact upon the adjacent dwelling to the detriment of residential amenity. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 1

## **APPEALS RECEIVED**

**APPLICATION NO:** 19/0405  
**APPEAL REF:** A/19/3237009  
**APPLICANT:** Mr Price  
**DEVELOPMENT:** Change of use of ground floor from Residential (C3) to Cafe (A3) and creation of associated shopfront  
**LOCATION:** 19 YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SY  
**APPEAL RECEIVED:** 11/09/2019  
**APPEAL START DATE:** 12/09/2019

**APPLICATION NO:** 18/1379  
**APPEAL REF:** A/19/3237235  
**APPLICANT:** Mr Williams  
**DEVELOPMENT:** Proposed detached dwelling (Resubmission) (Amended Plans Received 23/05/19)  
**LOCATION:** LAND ADJ TO 20 VALE GARDENS, PONTYPRIDD, CF37 2HG  
**APPEAL RECEIVED:** 12/09/2019  
**APPEAL START DATE:** 16/09/2019