



**PLANNING & DEVELOPMENT COMMITTEE**

**17 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 19/09/2019 and 04/10/2019.

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**

**17 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:**

**19/09/2019 and 04/10/2019**

**Report for Development Control Planning Committee**

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**Rhigos**

**19/0942/10** Decision Date: 26/09/2019

**Proposal:** Single storey rear extension.

**Location:** 42 HEOL ESGYN, RHIGOS, HIRWAUN, ABERDARE, CF44 9BX

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**Aberdare West/Llwydcoed**

**19/0916/10** Decision Date: 20/09/2019

**Proposal:** Replace garden wall to rear of property.

**Location:** 2 REDWOOD DRIVE, CWMDARE, ABERDARE, CF44 8RU

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**Aberdare East**

**19/0669/10** Decision Date: 19/09/2019

**Proposal:** Proposed change of use from public house and flat to 2 dwellings.

**Location:** GLANDOVER ARMS, 98 GADLYS ROAD, GADLYS, ABERDARE, CF44 8AB

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**19/0801/10** Decision Date: 19/09/2019

**Proposal:** Addition of door to front, leading to existing apartment on second floor

**Location:** ABERDARE BALTI TANDOORI TAKE AWAY, GADLYS ROAD, GADLYS, ABERDARE, CF44 8AE

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**19/0804/08** Decision Date: 24/09/2019

**Proposal:** Advertising signage at roundabout exits.

**Location:** ROUNDABOUT LEADING DIRECTLY INTO ABERDARE COMMUNITY SCHOOL AND ABERDARE TOWN CENTRE.

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**Mountain Ash East**

**19/0920/15** Decision Date: 04/10/2019

**Proposal:** Rotate house 90 degrees to improve access and improve appearance, improve parking and turning circle, add drainage plan. (planning permission 18/1275/10).

**Location:** CARTREF CLOGWYNI, FFOREST ROAD, MOUNTAIN ASH, CF45 4LG

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**Penrhiwceiber**

**19/0912/10** Decision Date: 03/10/2019

**Proposal:** Single storey rear extension.

**Location:** 6 HUGHES STREET, MOUNTAIN ASH, CF45 3UG

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**Ynysybwl**

**19/0664/10** Decision Date: 19/09/2019  
**Proposal:** Remove single storey roof and conservatory, construct new two storey flat roof extension and erect mono pitch roof over existing annex (amended plans received 25/07/2019).  
**Location:** 70 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DY

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**19/0788/10** Decision Date: 03/10/2019  
**Proposal:** Raised decking (retrospective)  
**Location:** 165 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3EB

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**Aberaman North**

**19/0848/10** Decision Date: 27/09/2019  
**Proposal:** Two storey side extension and change of use of first floor above shop from residential to commercial use.  
**Location:** 41 LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

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**Aberaman South**

**19/0875/15** Decision Date: 23/09/2019  
**Proposal:** Variation of condition 1, site layout and revised house types (previous application 18/1207/16).  
**Location:** SITE AT THE END OF GODREAMAN STREET, ABERAMAN, ABERDARE.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Treherbert**

**19/0705/10** Decision Date: 19/09/2019  
**Proposal:** Ground and first floor rear extension (amended plans received 11 & 16/09/19).  
**Location:** 143 DUMFRIES STREET, TREHERBERT, TREORCHY, CF42 5PT

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**Treorchy**

**19/0683/10** Decision Date: 30/09/2019  
**Proposal:** Internal changes (reduction of unit down from 19 to 11 units) and external alterations to include the addition of exterior wall insulation (amended plans received 21/08/2019) to existing sheltered housing complex.  
**Location:** 11-27 CROWN AVENUE, YNYSWEN, TREHERBERT, CF42 6DY

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**19/0769/10** Decision Date: 04/10/2019  
**Proposal:** First floor rear extension  
**Location:** 16 TALLIS STREET, CWMPARC, TREORCHY, CF42 6LT

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**19/0851/10** Decision Date: 23/09/2019  
**Proposal:** Extensions and alterations to front, rear and northern side elevation.  
**Location:** PENGELLI HOUSE, PENCAI TERRACE, TREORCHY, CF42 6UH

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**Llwynypia**

**19/0556/10** Decision Date: 26/09/2019  
**Proposal:** Installation of new windows, doors, cladding and roof covering, alteration of internal layout and upgrade of internal finishes.  
**Location:** SOUTH WALES FIRE AND RESCUE TONYPANDY STATION, LLWYNYPIA ROAD, TONYPANDY, CF40 2JQ

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**Porth**

**19/0621/10** Decision Date: 02/10/2019  
**Proposal:** Car sales forecourt and office  
**Location:** CAR PARK AT ALDI FOODSTORE LTD, CYMMER ROAD, DINAS, PORTH, CF39 9BQ

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**19/0856/10** Decision Date: 01/10/2019  
**Proposal:** Two storey rear extension.  
**Location:** 16 GRAWEN STREET, PORTH, CF39 0BU

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

**Report for Development Control Planning Committee**

**19/09/2019 and 04/10/2019**

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**Tylorstown**

**19/0843/12** Decision Date: 25/09/2019

**Proposal:** Internal alterations.

**Location:** WELFARE HALL AND INSTITUTE, EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3DA

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**19/0855/10** Decision Date: 23/09/2019

**Proposal:** First floor rear extension.

**Location:** 16 EDMONDES STREET, TYLORSTOWN, FERNDALE, CF43 3HH

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**Cilfynydd**

**19/0836/15** Decision Date: 23/09/2019  
**Proposal:** Variation of condition 1 - to extend time limit by 5 years (of previous planning application 14/0289/10 - residential development of four dwelling).  
**Location:** LAND OFF PARK PLACE, CILFYNYDD, PONTYPRIDD

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**Town (Pontypridd)**

**19/0869/10** Decision Date: 04/10/2019  
**Proposal:** Replacement air conditioner units.  
**Location:** THE PRINCES, 74 TAFF STREET, PONTYPRIDD, CF37 4SU

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**Rhondda**

**19/0806/10** Decision Date: 25/09/2019  
**Proposal:** Storage unit for existing plant/machinery  
**Location:** CAR SCRAP YARD, BARRY SIDINGS COUNTRY PARK, GYFEILLION ROAD, HOPKINSTOWN, PONTYPRIDD, CF37 2PP

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**Graig**

**19/0863/10** Decision Date: 02/10/2019  
**Proposal:** First floor rear extension and associated internal works  
**Location:** 162 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RG

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**19/0872/12** Decision Date: 20/09/2019  
**Proposal:** Painting of 2 no. murals.  
**Location:** RAILWAY BRIDGE BENEATH PONTYPRIDD RAILWAY STATION, HIGH STREET, GRAIG, PONTYPRIDD, CF37 1LJ

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**Hawthorn**

**19/0761/10** Decision Date: 02/10/2019  
**Proposal:** Single storey rear extension.  
**Location:** 90 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5BA

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**19/0775/15** Decision Date: 02/10/2019  
**Proposal:** Removal of condition 4 (site investigations) of planning permission ref. 19/0143/10 - alternate mitigation strategy proposed.  
**Location:** UNIVERSITY OF SOUTH WALES SPORTS PARK, MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UP

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

**19/09/2019 and 04/10/2019**

**Report for Development Control Planning Committee**

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**Ffynon Taf**

**19/0860/10** Decision Date: 02/10/2019

**Proposal:** Two storey side extension.

**Location:** 1 GARTH VIEW, NANTGARW, CF15 7UL

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**19/0861/10** Decision Date: 03/10/2019

**Proposal:** Part removal of existing roof and construction of flat roof part double, part single storey, side extension, new entrance porch, replacement windows (Ecological report received 22/08/2019).

**Location:** 3 RHYMNEY COTTAGES, PARISH ROAD, TAFFS WELL, CARDIFF, CF15 7RP

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**Tonyrefail West**

**19/0859/10** Decision Date: 03/10/2019

**Proposal:** Hip to gable enlargement and rear dormer extension to roof.

**Location:** 7 HEOL HAULFRYN, TONYREFAIL, PORTH, CF39 8DG

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**Tonyrefail East**

**19/0837/10** Decision Date: 27/09/2019

**Proposal:** First floor side extension

**Location:** 51 MARTIN CRESCENT, TONYREFAIL, PORTH, CF39 8NT

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**19/0901/10** Decision Date: 02/10/2019

**Proposal:** New sewage pumping station (SPS), odour control unit (OCU) and motor control centre (MCC) kiosk.

**Location:** FORMER COED ELY COLLIERY SITE, ELY VALLEY ROAD, COEDEL, TONYREFAIL

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**Ty'n y Nant**

**19/0874/10** Decision Date: 02/10/2019

**Proposal:** Two storey side extension

**Location:** 4 CAMPERLY CLOSE, BEDDAU, PONTYPRIDD, CF38 2LF

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**Town (Llantrisant)**

**19/0651/10** Decision Date: 23/09/2019

**Proposal:** Increase ridge height of existing roof, reduce height of eaves of two storey extension. (Previous planning application 19/0295/10)

**Location:** CAE RHYS, CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DH

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**19/0817/10** Decision Date: 03/10/2019

**Proposal:** Single storey structure in beer garden to provide 5 guest rooms.

**Location:** THE BEAR INN PUBLIC HOUSE, HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DA

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

**19/09/2019 and 04/10/2019**

**Report for Development Control Planning Committee**

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**Pontyclun**

**19/0728/10** Decision Date: 19/09/2019

**Proposal:** Retention of existing garden fence.

**Location:** 72 DOL Y LLAN, MISKIN, PONTYCLUN, CF72 8RY

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**19/0890/10** Decision Date: 23/09/2019

**Proposal:** Alterations to front elevation and ground floor rear extension.

**Location:** 22 MILLFIELD, PONTYCLUN, CF72 9DG

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**Llanharan**

**19/0773/10** Decision Date: 26/09/2019

**Proposal:** Conversion of a double garage into an annex with single storey extension.

**Location:** 15 FFORDD HANN, TALBOT GREEN, PONTYCLUN, CF72 9WX

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**Brynna**

**19/0617/10** Decision Date: 02/10/2019

**Proposal:** Ground floor rear extension following demolition of existing.

**Location:** 26 LLANBAD, BRYNNA, PONTYCLUN, CF72 9QQ

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Total Number of Delegated decisions is 39

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 19/09/2019 and 04/10/2019**

**Report for Development Control Planning Committee**

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**Mountain Ash East**

**19/0742/10**

Decision Date: 01/10/2019

**Proposal:** Erection of timber decked roof terrace above existing garage.

**Location:** 1 ALEXANDRA TERRACE, MOUNTAIN ASH, CF45 4LE

**Reason: 1** The development by virtue of its scale, design and elevated height would result in an excessive form of development that would have a significant detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the neighbouring properties. As such, the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The development, by virtue of its scale, siting and design is also considered a visually incongruous structure which has a detrimental impact on the character and appearance of both the existing property and surrounding area. As such, the development would be contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Aberaman South**

**19/0149/10**

Decision Date: 20/09/2019

**Proposal:** Detached 3 Bedroom dwelling (Amended Redline Boundary, Amended Site Plan and Ecological Report received 20/06/19)

**Location:** LAND ADJACENT TO NEW VILLAS, PARK VIEW, CWMAMAN, ABERDARE, CF44 6PN

**Reason: 1** 1 The application site is located outside of the defined settlement boundary of Cwmaman in an unsustainable location. Consequently the proposed development fails to comply with the key sustainable development objectives of Policies CS2, AW1, AW2 and NSA12 of the LDP and those set out in Planning Policy Wales Edition 10 and is therefore unacceptable in principle.

2 Any development at the application site would result in a significant detrimental impact upon the visual appearance of the site and be insensitive and harmful to the rural character and appearance of the surrounding Special Landscape Area, the proposal would therefore be contrary to Policies AW5, AW6 and NSA25 in respect of its potential visual impact.

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## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 19/09/2019 and 04/10/2019

### Report for Development Control Planning Committee

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#### Church Village

19/0572/19 Decision Date: 01/10/2019

**Proposal:** Remove Silver Birch Tree (Part of TPO No.61, 2004)

**Location:** 7 BROADACRES, CHURCH VILLAGE, PONTYPRIDD, CF38 1BZ

**Reason: 1** In the absence of sufficient justification, the tree removal would be detrimental to the appearance of the site, through the reduction in local amenity that the loss of the tree would bring. In addition, it would result in a reduction of the wider designated area. Consequently, the application is contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note (TAN) 10 of Planning Policy Wales.

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#### Gilfach Goch

19/0849/10 Decision Date: 01/10/2019

**Proposal:** First floor rear extension.

**Location:** 16 LLEWELLYN STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UA

**Reason: 1** The proposed extension, by nature of its scale, massing and siting, is considered to have a detrimental impact upon the character and appearance of the host dwelling and wider area. The proposal would also have a detrimental impact upon the residential amenities of adjoining occupiers by resulting in a material loss of privacy and increase in overlooking, whilst also having an unacceptable overbearing impact. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 19/09/2019 and 04/10/2019**

**Report for Development Control Planning Committee**

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**Talbot Green**

**19/0659/10** Decision Date: 02/10/2019

**Proposal:** Partial retrospective application for the retention of decking and steps to rear garden

**Location:** 17 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA

**Reason: 1** The retention of the proposed decking, by virtue of its scale, design and elevated height, is considered to have a detrimental impact upon the character and appearance of the rear amenity area of the host dwelling and wider area. It would also result in a significant detrimental impact upon the residential amenity of neighbouring occupiers, having caused a material loss of privacy, an increase in overlooking and an unacceptable overbearing impact. The proposal is considered both unneighbourly and excessive and is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

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**Pontyclun**

**19/0779/10** Decision Date: 24/09/2019

**Proposal:** Alteration and extension to existing dwelling. Change of use of detached stables to create four independent dwellings.

**Location:** GELLI WEN FARM, PENDOYLAN ROAD, MISKIN, PONTYCLUN, CF72 8NF

**Reason: 1** By virtue of the following reasons, the proposed development is considered unacceptable:

1. 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, and intensification of its use will result in further detriment to highway safety and the free flow of traffic.
2. 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.
3. The proposed extension to the eastern side of the property would be detrimental to the outlook and amenity of neighbouring residents.
4. The site location plan includes additional unallocated agricultural land, outside of the existing planning unit, which does not relate successfully to the development as a whole or any of the proposed dwellings, and where its inclusion is unjustified.
5. The layout of the development and its disproportionate scale and massing would not be appropriate to the local context, and therefore detrimental to the character and appearance of the site and surrounding area.

Consequently the proposed development would not comply with Policies CS2, AW2, AW4, AW5, AW6 and AW9 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 19/09/2019 and 04/10/2019**

**Report for Development Control Planning Committee**

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Total Number of Delegated decisions is 6

Rhondda Cynon Taf County Borough Council  
Development Control Enforcement – Delegated Decisions  
(September 2019)

None.

Rhondda Cynon Taf County Borough Council  
Development Control Enforcement – September 2019

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### Cases

Received	23
Cases resolved	20 (80%)
Complainant acknowledged	95%
Site visit	100%
Case priority	1 (Priority 1) 12 (Priority 2) 10 (Priority 3)

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### Source

Anonymous	4
Councillor	5
Internal/pro-active	1
Public	11
AM/MP	2

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### Type

Advert	0	Breach of condition	3
Engineering operations	4	Listed Building	1
Change of use	2	Not in accordance	1
Householder	8	Operational development	1
TPO	0	Untidy land	3

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### Resolution

Remedied	7
No breach	8
Not expedient	0
Planning application submitted	5
Notice served	0

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