

**PLANNING & DEVELOPMENT COMMITTEE**

**5 DECEMBER 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 08/11/2019 and 22/11/2019.

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

**2. RECOMMENDATION**

That Members note the information.

### **APPEALS RECEIVED**

**APPLICATION NO:** 19/0599  
**APPEAL REF:** A/19/3240923  
**APPLICANT:** Mr A Sadiq  
**DEVELOPMENT:** Installation of cooking systems within the existing general store for the preparation and sale of hot pizza products (change of use of part of unit from A1 to A3)  
**LOCATION:** UNIT 1 SHOPPING PRECINCT, CARDIGAN CLOSE, TONTEG, PONTYPRIDD, CF38 1LD  
**APPEAL RECEIVED:** 11/11/2019  
**APPEAL START DATE:** 20/11/2019

### **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 19/0226  
**APPEAL REF:**  
**APPLICANT:** Mr & Mrs Mitchell  
**DEVELOPMENT:** Demolition of existing garage and conservatory and construction of a two storey extension.  
**LOCATION:** 33 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN  
**DECIDED:** 04/07/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 26/09/2019  
**APPEAL DECIDED:** 18/11/2019  
**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**

**5 DECEMBER 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:**

**08/11/2019 and 22/11/2019**

**Report for Development Control Planning Committee**

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**19/1006/01** Decision Date: 14/11/2019  
**Proposal:** Display 22 banners on various lamp posts

**Location:** GELLIWASTAD ROAD, PONTYPRIDD, CF37 4PE.

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**Hirwaun**

**19/0990/10** Decision Date: 13/11/2019  
**Proposal:** Conservatory to the rear of the property.

**Location:** 23 ELM GROVE, HIRWAUN, ABERDARE, CF44 9TG

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**Penywaun**

**19/0886/10** Decision Date: 21/11/2019  
**Proposal:** Demolition, re-development of site for affordable housing, comprising 1No. Bariatric and 4No one-bedroom affordable flats, associated works (Bat Survey rec. 04/11/19).

**Location:** FORMER PENYWAUN HOUSING OFFICE, HEOL BRYN GWYN, PENYWAUN, ABERDARE

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**Aberdare West/Llwydcoed**

**19/1027/10** Decision Date: 19/11/2019  
**Proposal:** Retrospective planning for raised patio area and fencing.

**Location:** 44 BRONIESTYN TERRACE, TRECYNON, ABERDARE, CF44 8EG

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**19/1052/10** Decision Date: 18/11/2019  
**Proposal:** Proposed first floor rear extension.

**Location:** 13 CLIVE STREET, TRECYNON, ABERDARE, CF44 8PE

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**Aberdare East**

**19/1080/10** Decision Date: 21/11/2019  
**Proposal:** Proposed dormer extension to rear.

**Location:** 14 LITTLE WIND STREET, ABERDARE, CF44 7EU

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**Pentre**

**19/0993/10** Decision Date: 08/11/2019  
**Proposal:** Change of use from grassed area into a customer car park (Amended Plan received 16th October 2019)

**Location:** LAND AT JUNCTION OF TUDOR ROAD AND GELLI ROAD, PENTRE, CF41 7LU

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**Ystrad**

**19/0964/10**

Decision Date: 21/11/2019

**Proposal:** Retention of swimming pool and changes in levels to rear garden area (Re-submission - 18/0951/10).

**Location:** TY TALIESIN, PENRHYS ROAD, PENRHYS, PENTRE, CF41 7SW

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**Llwynypia**

**19/1010/01**

Decision Date: 13/11/2019

**Proposal:** Installation of 4 no. digital freestanding signs and 1 no. 15" digital booth screen.

**Location:** MCDONALDS RESTAURANT, LLWYNYPPIA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2JQ

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**Penygraig**

**19/0924/10**

Decision Date: 11/11/2019

**Proposal:** Two-storey rear extension.

**Location:** 10 THOMAS STREET, PENYGRAIG, TONYPANDY, CF40 1EU

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**Ferndale**

**19/1104/09**

Decision Date: 11/11/2019

**Proposal:** Construction of oak framed gazebo with slated roof to side of property.

**Location:** TY CARREG, RHONDDA ROAD, FERNDAL, CF43 4LR

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**Glyncoch**

**19/0644/19**

Decision Date: 22/11/2019

**Proposal:** Works to trees at Craig Yr Hesg Quarry

**Location:** CRAIG YR HESG QUARRY, BERW ROAD, PONTYPRIDD, CF37 3BG

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**Town (Pontypridd)**

**19/1002/10**

Decision Date: 15/11/2019

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

**Location:** BRYN VILLA, GRAIGWEN ROAD, PONTYPRIDD, CF37 2DG

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**19/1057/01**

Decision Date: 11/11/2019

**Proposal:** 2no 'T' logo signs located on the roof of the building. 2no text fascia signage.

**Location:** TAFF VALE SHOPPING CENTRE, TAFF STREET, PONTYPRIDD

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**Rhondda**

**19/1069/10** Decision Date: 18/11/2019  
**Proposal:** Two Storey Rear Extension (Amended plans received 24/10/2019)  
**Location:** 59B PANTYGRAIGWEN ROAD, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2RS

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**Ffynon Taf**

**19/0968/10** Decision Date: 11/11/2019  
**Proposal:** Single story rear extension.  
**Location:** 29 BRYNAU ROAD, TY RHIW, TAFFS WELL, CF15 7SA

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**19/1022/10** Decision Date: 19/11/2019  
**Proposal:** First floor side extension, alterations to existing roof, installation of front dormer window and construction of a single storey rear extension.  
**Location:** 24 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA

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**Llantwit Fardre**

**19/0758/10** Decision Date: 13/11/2019  
**Proposal:** Construction of front and side dormers, rear hip to gable extension and detached stable block/garage. (Amended plans received 14/10/19)  
**Location:** BEECHFIELD BUNGALOW, BLACK ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PR

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**19/0930/10** Decision Date: 11/11/2019  
**Proposal:** Proposed single storey extensions to the northern and southern sides of the existing dwelling (Amended Plans received 7th October 2019)  
**Location:** 28 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

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**19/1016/10** Decision Date: 18/11/2019  
**Proposal:** Single storey rear extension.  
**Location:** 26 THE OAKS, CHURCH VILLAGE, PONTYPRIDD, CF38 2EB

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**Church Village**

**19/1028/10** Decision Date: 15/11/2019  
**Proposal:** Proposed orangery.  
**Location:** 7 LISTER CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GL

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**Tonteg**

**19/1060/10** Decision Date: 21/11/2019  
**Proposal:** Proposed raised decking and replacement of existing window with double doors.  
**Location:** 29 CHERITON GROVE, TONTEG, PONTYPRIDD, CF38 1PF

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Tonyrefail West**

**19/0989/10** Decision Date: 20/11/2019

**Proposal:** Ground floor rear extension.

**Location:** 2 PARC DAN Y BRYN, TONYREFAIL, PORTH, CF39 8JS

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**Town (Llantrisant)**

**19/1014/10** Decision Date: 15/11/2019

**Proposal:** Half slating of the side of the house from the roof down.

**Location:** 8 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF

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**19/1032/10** Decision Date: 14/11/2019

**Proposal:** Ground floor rear extension

**Location:** SUNNYBANK, GWAUN-Y-GROES, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8AZ

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**Llanharry**

**19/0797/10** Decision Date: 11/11/2019

**Proposal:** Proposed Agricultural Machinery/Fodder Building (Amended plans received 20/09/19)

**Location:** LAND TO THE EAST OF TORGELLI FARM, LLANHARRY ROAD, LLANHARRY, PONTYCLUN, CF72 9LL

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**Brynna**

**19/0983/15** Decision Date: 08/11/2019

**Proposal:** Variation of condition 11 to extend opening times of A3 use, (previous planning application 15/0733/10).

**Location:** SPAR, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

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**19/0986/10** Decision Date: 12/11/2019

**Proposal:** Addition of a second drive access with dropped kerb.

**Location:** ARRANMORE, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PD

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**19/1021/10** Decision Date: 12/11/2019

**Proposal:** Ground floor rear extension.

**Location:** 34 COLLIERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UT

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Total Number of Delegated decisions is 29

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 08/11/2019 and 22/11/2019**

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**Mountain Ash West**

**19/0750/10** Decision Date: 11/11/2019

**Proposal:** Change of use from former chapel workshop to 2 x No. self contained flats with extension to rear, internal alterations and a storage area to lower ground floor (Amended Plans received 30/09/2019).

**Location:** FORMER CHAPEL WORKSHOP ADJACENT TO 23 NAPIER STREET, MOUNTAIN ASH, ABERDARE, CF45 3HW

**Reason: 1** By virtue of its siting, design, scale and massing, the proposed development 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.

**Reason: 2** By virtue of its siting, scale and massing, the proposed development is considered to cause serious harm to the living conditions of the occupiers of No.23 Napier Street in relation to outlook. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Tonyrefail West**

**19/0885/10** Decision Date: 22/11/2019

**Proposal:** Change of use from D2 to A1 (re-submission of 18/1264/10).

**Location:** FORMER PENRHIWFER COMMUNITY CENTRE, ASHDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RT

**Reason: 1** The change of use is contrary to Policies AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason:

In the absence of adequate off-street car parking facilities, the proposed development will lead to indiscriminate on-street parking by all types of vehicles in the vicinity of the site and surrounding highway network to the detriment of safety of all highway users and free flow of traffic.

**Reason: 2** The change of use is incompatible with the nearby residential properties due to its likely adverse impact upon the general residential amenity of the occupiers of neighbouring residential accommodation arising from noise generation and disturbance. As such the proposal conflicts with policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 08/11/2019 and 22/11/2019**

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**Pontyclun**

**15/1321/10** Decision Date: 14/11/2019

**Proposal:** Air conditioning units to side elevation.

**Location:** CHAPEL HOUSE, LLANTRISANT ROAD, GROES-FAEN, PONTYCLUN, CF72 8NQ

**Reason: 1** Insufficient information, relating to a suitable acoustic enclosure, has been provided to demonstrate that the air handling units could function without resulting in a harmful impact in terms of noise disturbance upon the occupiers of nearby residential properties. As such, it is considered that the application proposals are contrary to the requirements of policy AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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Total Number of Delegated decisions is 3