



**PLANNING & DEVELOPMENT COMMITTEE**

**19 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 25/11/2019 and 06/12/2019.

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**

**RHONDDA CYNON TAF**

**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**

**19 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**

## **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 19/0250  
**APPEAL REF:** A/19/3236121  
**APPLICANT:** Home Farm Estate Holdings Ltd  
**DEVELOPMENT:** Erection of a pair of semi detached 2-bed town houses with parking provision (single garage) and public turning space to improve highways safety.  
**LOCATION:** LAND ADJACENT TO 3 SQUIRES ROW, TONYPANDY.  
**DECIDED:** 13/05/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 28/08/2019  
**APPEAL DECIDED:** 27/11/2019  
**APPEAL DECISION:** Dismissed

**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  
**DECIDED:** 24/07/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 11/09/2019  
**APPEAL DECIDED:** 27/11/2019  
**APPEAL DECISION:** Allowed with Conditions

**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  
**DECIDED:** 03/07/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 12/09/2019  
**APPEAL DECIDED:** 03/12/2019  
**APPEAL DECISION:** Dismissed

**APPLICATION NO:** 19/0718  
**APPEAL REF:** D/19/3237958  
**APPLICANT:** Mr R White  
**DEVELOPMENT:** Two storey extension  
**LOCATION:** 33 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZG  
**DECIDED:** 12/08/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 26/09/2019  
**APPEAL DECIDED:** 09/12/2019  
**APPEAL DECISION:** Dismissed

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

**25/11/2019 and 06/12/2019**

**Report for Development Control Planning Committee**

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**Penywaun**

**19/0940/10** Decision Date: 27/11/2019

**Proposal:** Rear two storey in-fill extension.

**Location:** 3 GAMLYN TERRACE, HIRWAUN, ABERDARE, CF44 9LG

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**Cwmbach**

**19/1099/10** Decision Date: 02/12/2019

**Proposal:** Single storey extension

**Location:** 68 PINECROFT AVENUE, CWMBACH, ABERDARE, CF44 0NB

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**Ynysybwl**

**19/1029/10** Decision Date: 02/12/2019

**Proposal:** Two storey side and single storey rear extensions and open front porch.

**Location:** 7 MAES GLAS, YNYSYBWL, PONTYPRIDD, CF37 3EJ

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**19/1064/10** Decision Date: 29/11/2019

**Proposal:** Single storey rear extension.

**Location:** 58 YNYS HIR, YNYSYBWL, PONTYPRIDD, CF37 3JF

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**Aberaman South**

**19/0444/10** Decision Date: 25/11/2019

**Proposal:** Extension to existing Vehicle Repair and Servicing Garage

**Location:** MOTO MEC ABERDARE, PARK VIEW TERRACE, ABERCWMBOI, ABERDARE, CF44 6AA

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**19/1067/10** Decision Date: 27/11/2019

**Proposal:** Proposed construction of a new single domestic garage.

**Location:** 45 BRYNHYFRYD, CWMAMAN, ABERDARE, CF44 6LG

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**19/1068/10** Decision Date: 27/11/2019

**Proposal:** Proposed new single domestic garage.

**Location:** 46 BRYNHYFRYD, CWMAMAN, ABERDARE, CF44 6LG

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**Treorchy**

**19/1096/10** Decision Date: 06/12/2019  
**Proposal:** Ground floor rear extension  
**Location:** 21 ILLTYD STREET, TREORCHY, CF42 6NW

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**19/1120/10** Decision Date: 06/12/2019  
**Proposal:** Three lock-up garages & three containers.  
**Location:** LAND TO THE REAR OF 42 - 46 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

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**Pentre**

**19/1065/10** Decision Date: 05/12/2019  
**Proposal:** Erection of double garage following demolition of existing single garage.  
**Location:** 32 BAILEY STREET, TON PENTRE, PENTRE, CF41 7EL

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**19/1102/01** Decision Date: 06/12/2019  
**Proposal:** Removal of existing 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-poster).  
**Location:** LAND AT 15 YSTRAD ROAD, PENTRE, CF41 7PH

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**Cymmer**

**19/0922/10** Decision Date: 02/12/2019  
**Proposal:** Change of use from vacant shop to residential dwelling.  
**Location:** 45 HIGH STREET, CYMMER, PORTH, CF39 9AP

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**Ferndale**

**19/0844/10** Decision Date: 28/11/2019  
**Proposal:** Alterations to shop frontage.  
**Location:** MANDYS BISTRO, 35 HIGH STREET, FERNDAL, CF43 4RH

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**Maerdy**

**19/1043/10** Decision Date: 04/12/2019  
**Proposal:** Two-storey and ground floor rear extension  
**Location:** 80 GRIFFITH STREET, MAERDY, FERNDAL, CF43 4DH

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**Town (Pontypridd)**

**19/1047/07** Decision Date: 28/11/2019  
**Proposal:** Extension to 33KV substation, demolition of existing buildings, new switch room, new electrical apparatus, demolition of boundary walls, erection of 2.4m high steel palisade fencing/gates, internal access road and  
**Location:** GAS YARD SUBSTATION, GAS ROAD OFF TAFF STREET, PONTYPRIDD, CF37 4TD

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**Graig**

**19/0987/12** Decision Date: 02/12/2019  
**Proposal:** The proposal is to replace two existing ticket vending machines with newer models in like-for-like locations (platform two and waiting room on platform three) and one new additional vending machine (on platform three)  
**Location:** PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

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**Hawthorn**

**19/1034/10** Decision Date: 02/12/2019  
**Proposal:** Two-storey rear extension and detached garage to rear.  
**Location:** 78 CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AA

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**Ffynon Taf**

**19/1079/01** Decision Date: 04/12/2019  
**Proposal:** Erection of 1.5m high aluminium signs adjacent to roundabout exits.  
**Location:** ROUNDABOUT ON A4054, EXITS TO TAFFS WELL AND NANTGARW PARK.

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**Tonyrefail West**

**19/0876/10** Decision Date: 02/12/2019  
**Proposal:** Proposed 3m high fencing including gate enclosure.  
**Location:** TYN Y BRYN FOOTBALL FIELD, TONYREFAIL, CF39 8EW

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**Beddau**

**19/1101/19** Decision Date: 28/11/2019  
**Proposal:** Proposed crown reduction (no more than 25%) and removal of lower limbs (detailed on photo received 28th October 2019) to Oak tree (T1 on the RCT TPO No. 74 year 2005 (map ref ST0584SE)).  
**Location:** 24 WILLOW CLOSE, BEDDAU, PONTYPRIDD, CF38 2SJ

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**Town (Llantrisant)**

**19/0833/10** Decision Date: 27/11/2019  
**Proposal:** Renovation of Unit 9 to include new concrete floor, 3 no. biomass boilers and attendant flues.  
**Location:** UNIT 9, EDWARDS BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8QZ

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**Pontyclun**

**19/1020/10** Decision Date: 04/12/2019  
**Proposal:** First floor side and ground floor rear extensions.  
**Location:** 22 RHYD-Y-NANT, PONTYCLUN, CF72 9HE

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**19/1090/19** Decision Date: 04/12/2019  
**Proposal:** Works to trees.  
**Location:** WOODLAND TO THE WEST OF TALYGARN MEWS, TALYGARN MANOR & COUNTRY PARK, PONTYCLUN CF72 9JT

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**Llanharry**

**19/0871/10** Decision Date: 04/12/2019  
**Proposal:** Extend driveway in front, build a 10 metre long retaining wall, convert angle bay window to a square edged bay window increasing its foot print by no more than 300 mm (part retrospective).  
**Location:** 22 HEOL YR ONNEN, LLANHARRY, PONTYCLUN, CF72 9NJ

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**Llanharan**

**19/0939/10** Decision Date: 26/11/2019  
**Proposal:** Change of use of first floor ancillary retail space to A2 Office, with enclosed staircase to the side to provide a separate entrance.  
**Location:** 104A BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9GU

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**19/1165/10** Decision Date: 28/11/2019  
**Proposal:** Double storey rear extension & double garage  
**Location:** 7 HEOL CYNLLAN, LLANHARAN, PONTYCLUN, CF72 9RL

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Total Number of Delegated decisions is 26



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 25/11/2019 and 06/12/2019**

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**Aberdare East**

**19/0712/10** Decision Date: 28/11/2019

**Proposal:** Detached dwelling with triple garage (Amended Plans received 18th October 2019).

**Location:** LAND AT THE REAR OF OAKLANDS BUNGALOW 1 TO 4 WERFA LANE, ABER-NANT, ABERDARE

**Reason: 1** Parish Road, which leads to the proposed development, is sub-standard in terms of width for safe two-way vehicular movement, visibility with the junction of Abernant Road/Werfa Lane, segregated footway facilities, surface water drainage, street lighting, turning area and structural integrity to serve the increase in vehicular and pedestrian traffic generated by the proposed development. As such, the proposal fails to comply with Policy AW 5 of Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal, by virtue of its first and second floor windows on the front (north west) elevation of the dwelling, would directly overlook the rear private amenity space of the dwelling known as 1 Werfa Lane. The glazed gable end projection would also give rise to a perception of overlooking which further exacerbates the harm. As such, the proposal has a significant adverse impact upon the privacy and amenity standards previously enjoyed by this neighbouring property, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**Porth**

**19/1093/10** Decision Date: 05/12/2019

**Proposal:** Detached garage to rear curtilage (off Turberville Road)

**Location:** 5 VICARAGE ROAD, PORTH, CF39 0NG

**Reason: 1** By virtue of its scale, mass and design, the proposed garage would be out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. In addition, the mass and height of the development would be overbearing to, and harm the outlook of, neighbouring residents. The proposal would therefore be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 25/11/2019 and 06/12/2019**

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**Hawthorn**

**19/0995/10** Decision Date: 04/12/2019

**Proposal:** Two storey rear extension.

**Location:** 22 TUDOR STREET, RHYDYFELIN, PONTYPRIDD, CF37 5LB

**Reason: 1** The proposed extension, by virtue of its size and location, would represent an un-neighbourly form of development which would have a detrimental impact on both the character and appearance of the surrounding area and the residential amenity of surrounding properties. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance (SPG): A Design Guide for Householder Development.

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**Llantwit Fardre**

**19/1061/10** Decision Date: 27/11/2019

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

**Location:** 20 CROWN HILL DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NE

**Reason: 1** By virtue of its design, siting, massing, scale and overall visual appearance, the proposed development is considered to be detrimental to the character and appearance of the surrounding area and the residential amenity of surrounding properties, and is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Householder Development.

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**Church Village**

**19/1086/10** Decision Date: 05/12/2019

**Proposal:** Conversion of residential garage to a childrens day care unit.

**Location:** 7 HEOL-Y-FRO, CHURCH VILLAGE, PONTYPRIDD, CF38 1UD

**Reason: 1** The shortfall in off-street parking provision will result in the creation of on-street parking demand to the detriment of highway safety. The proposal is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 5