



**PLANNING & DEVELOPMENT COMMITTEE**

**23 APRIL 2020**

**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 24/02/20 – 19/06/20

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

**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**

**23 APRIL 2020**

**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:**

**24/02/2020 and 19/06/2020**

**Report for Development Control Planning Committee**

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**Rhigos**

**20/0176/10** Decision Date: 08/04/2020

**Proposal:** Rear single storey extension.

**Location:** 1 HENDRE FAWR, MOUNT ROAD, RHIGOS, HIRWAUN, ABERDARE, CF44 9RJ

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**20/5018/41** Decision Date: 11/03/2020

**Proposal:** Pre app enquiry.

**Location:** HIRWAUN, ABERDARE,

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**Hirwaun**

**19/1321/15** Decision Date: 23/03/2020

**Proposal:** Variation of condition 2 of planning permission 18/0749/10 - change of house type to plot 9 (amended plans received 10/02/20).

**Location:** LAND OFF PENDERYN ROAD, HIRWAUN, CF44 9PS

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**20/0088/10** Decision Date: 26/02/2020

**Proposal:** Ground Floor Rear Extension

**Location:** 9 FAIRVIEW, HIRWAUN, ABERDARE, CF44 9RY

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**20/0093/10** Decision Date: 09/04/2020

**Proposal:** Erection of decking to rear garden (retrospective)

**Location:** 4 HARRIS STREET, HIRWAUN, ABERDARE, CF44 9NP

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**20/0112/10** Decision Date: 12/03/2020

**Proposal:** Rear extension and front porch.

**Location:** 29 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SL

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**20/0142/10** Decision Date: 31/03/2020

**Proposal:** Change of use and conversion of property from residential (C3) to a take-away food outlet (A3).

**Location:** 70C HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW

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**Report for Development Control Planning Committee**

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**Aberdare West/Llwydcoed**

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**19/0700/10** Decision Date: 17/03/2020  
**Proposal:** Change of use from a hairdressers to a ground floor flat, rear three storey extension, associated alterations and replacement of windows.  
**Location:** 37 ALMA STREET, TRECYNON, ABERDARE, CF44 8NT

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**19/0884/12** Decision Date: 17/03/2020  
**Proposal:** Rear three storey extension, change of use of shop to ground floor flat, replacement of windows and associated internal and external works (Listed Building Consent).  
**Location:** 37 ALMA STREET, TRECYNON, ABERDARE, CF44 8NT

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**19/1280/10** Decision Date: 11/05/2020  
**Proposal:** External Vertical Lift.  
**Location:** 43 THE RISE, CWMDARE, ABERDARE, CF44 8BJ

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**19/1317/10** Decision Date: 26/02/2020  
**Proposal:** Replacement summer room.  
**Location:** 23 PLASMARL, LLWYDCOED, ABERDARE, CF44 0UD

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**20/0033/10** Decision Date: 14/04/2020  
**Proposal:** Proposed single storey front and side extensions.  
**Location:** 33 CORNER HOUSE STREET, LLWYDCOED, ABERDARE, CF44 0YA

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**20/0150/10** Decision Date: 24/04/2020  
**Proposal:** Single storey rear / side extension, new vehicle access.  
**Location:** 11 BRYN MOREIA, LLWYDCOED, ABERDARE, CF44 0TT

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**20/0172/10** Decision Date: 23/04/2020  
**Proposal:** Extension to existing changing rooms to accommodate a toilet.  
**Location:** AFC LLWYDCOED, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YE

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**20/0275/09** Decision Date: 01/06/2020  
**Proposal:** Certificate of lawful development (proposed) - conservatory extension.  
**Location:** 96 Y DOLYDD, CWMDARE, ABERDARE, CF44 8EQ

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**20/0300/10** Decision Date: 18/05/2020  
**Proposal:** Proposed single storey side extension.  
**Location:** BRAMBLES, PARK LANE, TRECYNON, ABERDARE, CF44 8HN

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**20/0367/15** Decision Date: 26/05/2020  
**Proposal:** Variation of Condition No. 1 of approved consent ref. 15/0758/15 to extend the consent for a further 5 years.  
**Location:** 17 CHURCH AVENUE, LLWYDCOED, ABERDARE, CF44 0UR

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**Report for Development Control Planning Committee**

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**Aberdare East**

**20/0045/10** Decision Date: 10/03/2020  
**Proposal:** Installation of 1 x Media EV Charger with Screen, 1 x Fast EV Charger and 2 Steel Flagpoles  
**Location:** TESCO SUPERSTORE, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

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**20/0131/10** Decision Date: 19/03/2020  
**Proposal:** Extension to first floor over the existing lean-to annexe  
**Location:** 31 HERBERT STREET, ABERDARE, CF44 7NH

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**20/0182/01** Decision Date: 16/04/2020  
**Proposal:** Proposed installation of new signs to replace existing drive thru signage suite.  
**Location:** MCDONALDS RESTAURANT, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

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**20/0183/10** Decision Date: 16/04/2020  
**Proposal:** Refurbishment of the restaurant with minor alterations to elevations to include the construction of extensions.  
**Location:** MCDONALDS RESTAURANT, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

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**20/0191/10** Decision Date: 29/04/2020  
**Proposal:** Conversion of existing retail area on ground floor and residential flat on 1st and 2nd floors to office and storage space.  
**Location:** 8 VICTORIA SQUARE, ABERDARE, CF44 7LA

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**20/0224/10** Decision Date: 12/05/2020  
**Proposal:** Replacement of Shop Front.  
**Location:** GWILLIM FLORISTS, 18 CROSS STREET, ABERDARE, CF44 7EG

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**20/0355/10** Decision Date: 04/06/2020  
**Proposal:** Detached garage.  
**Location:** LAND REAR OF 14 DOWLAIS STREET, GADLYS, ABERDARE, CF44 8BA

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**Cwmbach**

**20/0040/13** Decision Date: 26/03/2020  
**Proposal:** Detached dwelling (Outline). (Amended Plans and redline boundary received 19/02/20)  
**Location:** PLOT 2 LAND ADJOINING LONGWAITE, WELL PLACE, CWMBACH, ABERDARE, CF44 0PB

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**20/0071/10** Decision Date: 10/03/2020  
**Proposal:** Single storey extension to existing shop premises, conversion of existing first floor flat into 2 no. self contained flats.  
**Location:** MAYAS SUPERSTORE, 17 BRO DEG, CWMBACH, ABERDARE, CF44 0HA

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**20/0175/10** Decision Date: 04/05/2020  
**Proposal:** Existing single storey side extension.  
**Location:** 22 DERWENT DRIVE, CWMBACH, ABERDARE, CF44 0LN

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**20/0251/10** Decision Date: 05/05/2020  
**Proposal:** Two storey rear extension  
**Location:** 54 BRO DEG, CWMBACH, ABERDARE, CF44 0HB

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**20/0271/13** Decision Date: 04/06/2020  
**Proposal:** Residential development (Outline for 8 dwellings).(CMRA received 3/4/20, Ecology Survey received 1/5/20)  
**Location:** 52 & 53 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

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**20/0298/09** Decision Date: 07/04/2020  
**Proposal:** Certificate of lawful development for a proposed single storey extension to the rear of the property.  
**Location:** 40 BRON HAUL, CWMBACH, ABERDARE, CF44 0DP

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**Mountain Ash East**

**19/1290/10** Decision Date: 27/02/2020  
**Proposal:** Change of use from public open space to residential garden.  
**Location:** THE SOUTH SIDE OF CARDIFF ROAD, MOUNTAIN ASH, CF45 4HF

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**20/0012/10** Decision Date: 26/02/2020  
**Proposal:** Erection of a portacabin.  
**Location:** MOUNTAIN ASH RFC, PARC DYFFRYN PENNAR, DYFFRYN ROAD, MOUNTAIN ASH, CF45 4DA

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**20/0240/09** Decision Date: 12/03/2020  
**Proposal:** Conservatory.  
**Location:** 42 FFORDD Y GLOWYR, MOUNTAIN ASH, CF45 4FD

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**Report for Development Control Planning Committee**

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**Mountain Ash West**

**19/1288/08** Decision Date: 25/02/2020  
**Proposal:** Part change of use of building from a community hub (D2) to a cafe (A3) (retrospective)  
**Location:** CANOLFAN PENNAR COMMUNITY HUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

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**20/0017/10** Decision Date: 28/02/2020  
**Proposal:** Hard standing to front of property.  
**Location:** 44 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

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**20/0351/10** Decision Date: 09/06/2020  
**Proposal:** Two storey rear extension.  
**Location:** 11 GLENBOI, MOUNTAIN ASH, CF45 3DG

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**Penrhiwceiber**

**20/0075/15** Decision Date: 23/03/2020  
**Proposal:** Removal of condition 4 (site intrusive investigations) of planning application 19/0482 for the extension and conversion of the property to 5 self-contained flats.  
**Location:** 22-24 PENRHIWCEIBER ROAD, PENRHIWCEIBER, ABERPENNAR, CF45 3SP

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**20/0149/10** Decision Date: 25/03/2020  
**Proposal:** Single storey side extension.  
**Location:** 1 EDWARDS STREET, MOUNTAIN ASH, CF45 3AJ

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**Abercynon**

**20/0083/10** Decision Date: 18/03/2020  
**Proposal:** Single storey side extension.  
**Location:** 5 TROEDPENNAR TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4TT

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**20/0193/10** Decision Date: 06/04/2020  
**Proposal:** Proposed erection of two steel sheds and one compostable toilet.  
**Location:** GREEN VALLEY SITE, PARC ABERCYNON, MOUNTAIN ASH, CF45 4UY

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**20/0258/10** Decision Date: 15/06/2020  
**Proposal:** Rear single storey extension.  
**Location:** 2 SPRINGFIELD DRIVE, ABERCYNON, MOUNTAIN ASH, CF45 4UB

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**20/0361/10** Decision Date: 16/06/2020  
**Proposal:** Provision of drop kerbs to create access to proposed off-street parking facility.  
**Location:** 1 MILBOURNE STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YL

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**Report for Development Control Planning Committee**

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**Ynysybwl**

- 20/0326/10** Decision Date: 21/05/2020  
**Proposal:** Proposed conservatory, additional side windows and alterations to drainage arrangements.  
**Location:** TYN Y WERN HOUSE, WINDSOR PLACE, YNYSYBWL, PONTYPRIDD, CF37 3LY
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**Aberaman North**

- 19/1255/10** Decision Date: 04/03/2020  
**Proposal:** Second storey extension to existing single storey extension.  
**Location:** 1 LLANDDEWI STREET, ABERAMAN, ABERDARE, CF44 6SW
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- 20/0039/10** Decision Date: 11/03/2020  
**Proposal:** Proposed two storey rear extension.  
**Location:** 15 CLIFTON CRESCENT, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RT
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- 20/0249/10** Decision Date: 08/06/2020  
**Proposal:** Two storey rear extension.  
**Location:** 8 PLEASANT VIEW STREET, GODREAMAN, ABERDARE, CF44 6ED
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- 20/0255/01** Decision Date: 29/04/2020  
**Proposal:** Advertisement consent for ATM signage (retrospective)  
**Location:** 31-32 JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6DD
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- 20/0257/10** Decision Date: 29/04/2020  
**Proposal:** Retrospective application for the installation of an ATM.  
**Location:** 31-32 JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6DD
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- 20/0333/10** Decision Date: 22/05/2020  
**Proposal:** Single storey side extension and porch  
**Location:** THE BUNGALOW, CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN
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- 20/0359/13** Decision Date: 15/06/2020  
**Proposal:** Outline application for two detached dwellings with some matters reserved.  
**Location:** LAND ADJACENT TO BRIARDENE, HILLCREST AVENUE, ABERAMAN, ABERDARE
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- 20/0465/10** Decision Date: 19/06/2020  
**Proposal:** Proposed construction of a single domestic garage.  
**Location:** 54 JUBILEE ROAD, GODREAMAN, ABERDARE, CF44 6DD
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**Report for Development Control Planning Committee**

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**Aberaman South**

**19/1246/09** Decision Date: 03/03/2020

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

**Location:** 20 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

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**19/1289/10** Decision Date: 06/04/2020

**Proposal:** Change of use of school (Use Class D1) to a children's play and activity centre - To include associated cafe and separate assembly and leisure rooms (Use Class D2).

**Location:** FORMER CWMAMAN INFANTS SCHOOL, FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NS

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**Treherbert**

**19/0891/10** Decision Date: 30/03/2020

**Proposal:** Ground floor rear extension.

**Location:** 8 PRINCE'S STREET, TREHERBERT, TREORCHY, CF42 5AL

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**19/1270/15** Decision Date: 03/03/2020

**Proposal:** Variation of condition 1 - extend period of time of planning permission 14/0640/15 for the submission of reserved matters

**Location:** FORMER PENYRENGLYN JUNIOR SCHOOL, CHARLES STREET, TREHERBERT, TREORCHY, CF42 5HF

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**20/0145/10** Decision Date: 21/04/2020

**Proposal:** Construction of indoor swimming pool.

**Location:** TY YSGOL BLAENCWM, HENDREWEN, ROAD, BLAENCWM, TREHERBERT.

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**20/0203/10** Decision Date: 21/04/2020

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

**Location:** 38 DUMFRIES STREET, TREHERBERT, TREORCHY, CF42 5PP

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**20/0218/10** Decision Date: 17/06/2020

**Proposal:** Erection of garage to rear of property.

**Location:** 10 ST ALBAN'S ROAD, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5DD

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**Treorchy**

**19/1313/10** Decision Date: 04/03/2020  
**Proposal:** Part ground floor, part two-storey rear extension, and garage.  
**Location:** 49 GLYNRHONDDA STREET, TREORCHY, CF42 6DE

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**20/0074/10** Decision Date: 18/03/2020  
**Proposal:** Two-storey rear extension  
**Location:** 16 DYFODWG STREET, TREORCHY, CF42 6NN

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**20/0079/10** Decision Date: 25/03/2020  
**Proposal:** Ground floor side/rear infill extension.  
**Location:** 1 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

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**20/0200/10** Decision Date: 29/05/2020  
**Proposal:** First floor rear extension.  
**Location:** 46 STUART STREET, TREORCHY, CF42 6SH

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**20/0215/10** Decision Date: 21/04/2020  
**Proposal:** Two-storey rear extension.  
**Location:** 9 HERBERT STREET, TREORCHY, CF42 6AW

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**20/0284/10** Decision Date: 14/05/2020  
**Proposal:** Proposed two storey extension and garage.  
**Location:** 36 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

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**20/0291/10** Decision Date: 21/04/2020  
**Proposal:** Proposed single storey kitchen /Utility room extension and modifications.  
**Location:** 53 REGENT STREET, TREORCHY, CF42 6PN

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**20/0305/10** Decision Date: 18/05/2020  
**Proposal:** Single storey extension.  
**Location:** 164 HIGH STREET, TREORCHY, CF42 6NU

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Pentre**

**19/1129/10** Decision Date: 18/03/2020  
**Proposal:** Change of use from a chapel to a music rehearsal room and meeting room for community groups and businesses.  
**Location:** FORMER HEBRON CHAPEL, CHURCH STREET, TON PENTRE, PENTRE, CF41 7AD

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**20/0085/10** Decision Date: 25/03/2020  
**Proposal:** First floor side extension.  
**Location:** 29 PLEASANT VIEW, PENTRE, CF41 7PJ

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**20/0169/09** Decision Date: 22/04/2020  
**Proposal:** Replacement of an existing lean-to timber frame conservatory (6,800 x 2,800) with a UPVC conservatory sitting on a dwarf wall.  
**Location:** 12 LOWER ALMA PLACE, PENTRE, CF41 7DS

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**Ystrad**

**20/0153/10** Decision Date: 19/03/2020  
**Proposal:** Change of use from a childminder that cares for six children to up to ten.  
**Location:** TY SEREN HAF, BRYN TERRACE, ARTHUR STREET, YSTRAD, PENTRE, CF41 7RX

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**20/0173/10** Decision Date: 14/04/2020  
**Proposal:** Proposed two-storey rear extension.  
**Location:** 14 VICTORIA STREET, YSTRAD, PENTRE, CF41 7RJ

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**20/0331/10** Decision Date: 28/05/2020  
**Proposal:** Demolish existing rear extension and construct a new single storey extension and new garden retaining walls.  
**Location:** 3 NEW KING STREET, GELLI, PENTRE, CF41 7TF

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**Llwynypia**

**20/0038/10** Decision Date: 11/03/2020  
**Proposal:** Two-storey rear extension with detached garage to rear curtilage.  
**Location:** 35 PONTRHONDDA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SZ

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**Cwm Clydach**

**19/1319/15** Decision Date: 02/03/2020  
**Proposal:** Removal of condition 5 (contamination) of planning permission for log cabin (Ref 19/0499)  
**Location:** LAKESIDE BUILDINGS, CLYDACH VALE COUNTRY PARK, CLYDACH, TONYPANDY, CF40 2XX

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**Tonypandy**

**20/0198/01** Decision Date: 24/04/2020  
**Proposal:** New fascia and projecting signs.  
**Location:** 121 DUNRAVEN STREET, TONYPANDY, CF40 1AS

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**Trealaw**

**20/0099/10** Decision Date: 25/03/2020  
**Proposal:** Detached double garage.  
**Location:** 91 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UF

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**20/0186/10** Decision Date: 29/05/2020  
**Proposal:** Rear conservatory  
**Location:** 117 RHYS STREET, TREALAW, TONYPANDY, CF40 2QQ

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**Penygraig**

**19/1055/10** Decision Date: 07/05/2020  
**Proposal:** Proposed exhumation of 2 No. 60,000 litre below ground fuel storage tanks and the installation of 2 No. new 60,000 litre double skinned steel below ground storage tanks with associated surfacing replacement required.  
**Location:** SHELL PETROL STATION, TYLACELYN ROAD, PENYGRAIG, TONYPANDY

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**20/0164/15** Decision Date: 05/05/2020  
**Proposal:** Proposed 1 four bedroom house with basement garage - Variation of condition 1 - renewal of planning consent 15/0530/15.  
**Location:** LAND ADJACENT TO 1 GRAIG-YR-EOS, PENYGRAIG, CF40 1PG

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**20/0274/10** Decision Date: 29/05/2020  
**Proposal:** Two-storey rear and ground floor front extensions.  
**Location:** 7 TURBERVILLE TERRACE, MIDDLE STREET, PENYGRAIG, TONYPANDY, CF40 1LG

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**20/0301/09** Decision Date: 02/04/2020  
**Proposal:** Small home to house 3 Children.  
**Location:** TY COED FARM, VICARAGE ROAD, PENYGRAIG, TONYPANDY, CF40 1HS

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**Report for Development Control Planning Committee**

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**Porth**

**19/1100/10** Decision Date: 04/03/2020

**Proposal:** Double garage

**Location:** LAND OPPOSITE 17 CORONATION TERRACE, PORTH, CF39 9YH

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**19/1217/10** Decision Date: 28/02/2020

**Proposal:** Remodelling of mixed-use building to create an additional dwelling (1-bed flat).

**Location:** 4 CEMETERY ROAD, PORTH, CF39 0LG

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**19/1327/10** Decision Date: 27/02/2020

**Proposal:** Detached garage (re-submission of planning consent 19/1093/10).

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

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**20/0296/23** Decision Date: 25/03/2020

**Proposal:** The building to be demolished is Porth Farm Surgery, a single storey, traditionally constructed property of masonry cavity wall under a double pitch timber roof construction with concrete tiles. To make way for the Port

**Location:** PORTH FARM SURGERY, PORTH STREET, PORTH, CF39 9RR

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**Cymmer**

**20/0007/10** Decision Date: 18/03/2020

**Proposal:** Ground floor side extension

**Location:** 20 OLIVE TERRACE, TREBANOG, PORTH, CF39 9YU

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**20/0138/10** Decision Date: 03/04/2020

**Proposal:** First floor rear extension.

**Location:** 216 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DY

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**20/0363/10** Decision Date: 16/06/2020

**Proposal:** Two-storey rear extension (amended plans received: 01/06/2020)

**Location:** 9 ST JOHN'S STREET, GLYNFACH, PORTH, CF39 9LA

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**20/0381/10** Decision Date: 19/06/2020

**Proposal:** Loft conversion including raising roof height and construction of front and rear extensions.

**Location:** OR DIWEDD, 1 PLEASANT VIEW, TREHAFOD, PONTYPRIDD, CF37 2NY

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**Report for Development Control Planning Committee**

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**Ynyshir**

**19/1146/10** Decision Date: 27/02/2020  
**Proposal:** Construction of a garage.  
**Location:** REAR OF 34 SOUTH STREET, YNYSHIR, PORTH, CF39 0EG

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**19/1187/10** Decision Date: 26/03/2020  
**Proposal:** Proposed boundary treatment to form a compound for the parking of light goods vehicles.  
**Location:** FORMER SITE OF THE BUTCHERS ARMS, ABERLLECHAU ROAD, WATTSTOWN, PORTH.

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**20/0405/10** Decision Date: 19/06/2020  
**Proposal:** Two storey rear extension  
**Location:** 1 JOHN STREET, YNYSHIR, PORTH, CF39 0HF

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**Tylorstown**

**20/0189/10** Decision Date: 01/04/2020  
**Proposal:** Proposed new house to be constructed on site of previously demolished house.  
**Location:** LAND BETWEEN 140 - 142 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3BP

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**20/0211/10** Decision Date: 09/04/2020  
**Proposal:** Two storey extension.  
**Location:** 21 THE AVENUE, PONTYGWAITH, FERNDALE, CF43 3LN

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**Ferndale**

**19/1167/10** Decision Date: 04/05/2020  
**Proposal:** Proposed construction of a garage to the rear of the property.  
**Location:** 6 PINE STREET, FERNDALE, CF43 4RB

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**20/0159/10** Decision Date: 14/04/2020  
**Proposal:** Two-storey rear extension.  
**Location:** 119 NORTH ROAD, FERNDALE, CF43 4RF

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**20/0160/10** Decision Date: 14/04/2020  
**Proposal:** Proposed extension to rear.  
**Location:** 28 FIR STREET, FERNDALE, CF43 4RD

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**20/0241/10** Decision Date: 02/04/2020  
**Proposal:** Ground floor rear extension.  
**Location:** 1 LLYN CRESCENT, FERNDALE, CF43 4LH

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**Maerdy**

**19/1294/10**

Decision Date: 06/05/2020

**Proposal:** Change of use from mixed residential/commercial to residential. Replacement of ground floor front facade.

**Location:** 60 MAERDY ROAD, MAERDY, FERNDALE, CF43 4AE

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**Cilfynydd**

- 20/0002/10** Decision Date: 27/02/2020  
**Proposal:** Porch with dual pitch roof, dormer extension and off-street parking. (Amended Plans received 17/02/20)  
**Location:** MARLEY HOUSE, OAKLAND TERRACE, CILFYNYDD, PONTYPRIDD, CF37 4HB
- 

**Glyncoch**

- 20/0143/10** Decision Date: 12/03/2020  
**Proposal:** Attic conversion with dormer windows to front and rear.  
**Location:** BROOKLLYN BUNGALOW, BROOKFIELD, YNYSYBWL, PONTYPRIDD, CF37 3HD
- 

**Town (Pontypridd)**

- 19/0853/10** Decision Date: 19/03/2020  
**Proposal:** Decking, pergola and shed to rear garden.  
**Location:** 14 MAES-Y-DERI, GRAIGWEN, PONTYPRIDD, CF37 2JA
- 
- 20/0015/19** Decision Date: 05/03/2020  
**Proposal:** Removal of ivy and thinning work on the branch growing west over the neighbouring building to reduce weight by approximately 20% by thinning at the outer edge of the crown removing 1 in 5 branches, including those  
**Location:** CWRT COED Y LAN, TYFICA ROAD, PONTYPRIDD, CF37 2DJ
- 
- 20/0047/01** Decision Date: 27/02/2020  
**Proposal:** Replacement of ATM header signage.  
**Location:** HSBC, 92A TAFF STREET, PONTYPRIDD, CF37 4SR
- 
- 20/0089/19** Decision Date: 04/03/2020  
**Proposal:** Proposed 30% crown reduction to oak tree (T1).  
**Location:** GROVE HOUSE, 38 LANPARK ROAD, PONTYPRIDD, CF37 2DL
- 
- 20/0105/10** Decision Date: 11/03/2020  
**Proposal:** Change of use of ground floor of building from retail (A1) to office use (A2).  
**Location:** 54-55 TAFF STREET, PONTYPRIDD, CF37 4TD
- 
- 20/0114/10** Decision Date: 23/04/2020  
**Proposal:** Side extension, rear dormer with Juliet balconies, front dormer, and a garage conversion.  
**Location:** 40 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA
- 
- 20/0262/10** Decision Date: 02/04/2020  
**Proposal:** Demolition and re-build of retaining wall.  
**Location:** 33 GRAIGWEN ROAD, GRAIGWEN, PONTYPRIDD, CF37 2HD
-

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**Trallwn**

**19/1041/10** Decision Date: 02/03/2020  
**Proposal:** 2 pairs of semi detached houses. (Amended plans received 30/01/2020).  
**Location:** 17A COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LG

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**19/1315/01** Decision Date: 21/05/2020  
**Proposal:** External signage.  
**Location:** MALTSTERS ARMS PUBLIC HOUSE, BRIDGE STREET, PONTYPRIDD, CF37 4PF

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**20/0049/10** Decision Date: 18/03/2020  
**Proposal:** Rear two-storey and single storey extension.  
**Location:** CONWAY HOUSE, COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LR

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**Rhondda**

**19/1062/10** Decision Date: 21/05/2020  
**Proposal:** Proposed single dwelling and associated highway improvement works. (Amended plans received 23/03/2020).  
**Location:** LAND SOUTH WEST OF ROSSER STREET, PONTYPRIDD, CF37 1EB

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**19/1092/10** Decision Date: 02/04/2020  
**Proposal:** Use of land in connection with a dog breeding enterprise and part retrospective construction of dog breeding kennels.  
**Location:** GLEN VIEW, MOUNT PLEASANT, TREHAFOD, PONTYPRIDD, CF37 2NU

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**20/0340/15** Decision Date: 22/05/2020  
**Proposal:** Variation of condition 1 of planning consent ref. 17/0326/15 to permit a period of a further 3 years for the submission of reserved matters for a single dwelling (original app. ref. 13/0988/13).  
**Location:** TYBERW COTTAGE, HAFOD LANE, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2PF

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**Graig**

**19/0992/10** Decision Date: 17/04/2020  
**Proposal:** Construction of 2 no. 2 bedroom and 2 no. 1 bedroom apartments with under-croft parking and associated works.(Amended plans received 16/12/2019).  
**Location:** LAND AT 53-55 RICKARDS STREET, GRAIG, PONTYPRIDD, CF37 1RE

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**19/1048/10** Decision Date: 26/03/2020  
**Proposal:** Conversion of existing commercial units (B1) and roof alterations to form 4No. new residential apartments (C3) and alterations to existing shop facade.  
**Location:** TRATTORIA, 9 HIGH STREET, PONTYPRIDD, CF37 1QJ

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**20/0352/10** Decision Date: 17/06/2020  
**Proposal:** Two storey side extension.  
**Location:** 29 ST ANDREW'S CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XF

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**20/0377/10** Decision Date: 15/06/2020  
**Proposal:** Porch and new dormers.  
**Location:** 1 ROWAN CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XD

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**Treforest**

**20/0021/10** Decision Date: 16/03/2020  
**Proposal:** First floor rear flat roof extension over existing ground floor extension. (Amended Plans Received 04/03/20)  
**Location:** 13 LEWIS STREET, TREForest, PONTYPRIDD, CF37 1BZ

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**20/0035/10** Decision Date: 11/03/2020  
**Proposal:** Alterations to ground floor fenestrations and erection of front and rear facing dormers within the roofing profile.  
**Location:** ST MARYS BUNGALOW, ST MARY'S CLOSE, GLYNTAFF, PONTYPRIDD, CF37 4BN

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**20/0096/12** Decision Date: 16/04/2020  
**Proposal:** Rebuild stone chimney.  
**Location:** 172 BROADWAY, TREForest, PONTYPRIDD, CF37 1BH

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**20/0206/15** Decision Date: 09/04/2020  
**Proposal:** Variation of Condition 1 of planning permission 15/1257/10 - extend time period for a further 5 years.  
**Location:** LAND ADJ TO 14 PARK STREET, TREForest CF37 1SN

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**20/0389/10** Decision Date: 04/06/2020  
**Proposal:** Conversion of 5 bed HMO to 2 No. Self Contained Flats.  
**Location:** 5 PRINCESS STREET, TREForest, PONTYPRIDD, CF37 1RY

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**Rhydyfelin Central**

**19/1059/10** Decision Date: 20/03/2020

**Proposal:** Single & two storey rear extensions.

**Location:** 13 ELM STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DF

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**19/1194/10** Decision Date: 23/04/2020

**Proposal:** Erection of 2 no. detached bungalows, private driveway & turning area (Amended Site Plan rec. 29/01/20 and Amended Elevation and Floor Plans rec. 31/01/20).

**Location:** LAND ADJACENT TO PWLL Y FELIN, CAENANT, RHYDYFELIN, PONTYPRIDD, CF37 5PY

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**20/0076/10** Decision Date: 03/03/2020

**Proposal:** External ramp.

**Location:** 88 WORDSWORTH GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5HG

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**20/0077/10** Decision Date: 03/03/2020

**Proposal:** External ramp.

**Location:** 117 WORDSWORTH GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5HH

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**20/0287/10** Decision Date: 16/06/2020

**Proposal:** Two storey and single storey rear extension. Insertion of roof lights in main roof.

**Location:** 6 ILAN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PN

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**Report for Development Control Planning Committee**

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**Hawthorn**

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- 20/0042/10**                      Decision Date: 02/04/2020  
**Proposal:** Installation of 1 x Media EV Charger with Screen, 1 x Fast EV Charger and 2 Steel Flagpoles  
**Location:** TESCO SUPERSTORE, TESCO APPROACH ROAD, UPPER BOAT, PONTYPRIDD, CF37 5SN
- 
- 20/0043/01**                      Decision Date: 02/04/2020  
**Proposal:** One LCD Media Screen and Two Flag Pole Signs  
**Location:** TESCO SUPERSTORE, TESCO APPROACH ROAD, UPPER BOAT, PONTYPRIDD, CF37 5SN
- 
- 20/0098/10**                      Decision Date: 14/04/2020  
**Proposal:** Change of use to D2 - Leisure (To include a gymnastics club and associated toilets, changing rooms, dance studio and cafe).  
**Location:** JR BUSINESS CENTRE, UNITS 21, 25 AND 26 POWYS ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR.
- 
- 20/0119/10**                      Decision Date: 20/04/2020  
**Proposal:** Dual pitched single storey extension.  
**Location:** 8 FAIRFIELD CLOSE, HAWTHORN, PONTYPRIDD, CF37 5AD
- 
- 20/0126/10**                      Decision Date: 11/03/2020  
**Proposal:** Two storey rear extension.  
**Location:** 6 SYCAMORE STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NB
- 
- 20/0366/10**                      Decision Date: 12/06/2020  
**Proposal:** Rear and front dormers to loft conversion.  
**Location:** FFYNNON WEN FARM, FFYNNON-WEN, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7UU
- 
- 20/0371/10**                      Decision Date: 27/05/2020  
**Proposal:** Proposed extended entrance canopy, relocation of doors to suit internal refresh works and minor car park works (Amended plans received 23/04/20).  
**Location:** CASTLE BINGO, RIVERSIDE FORGE, MAIN AVENUE, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR
-

**Report for Development Control Planning Committee**

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**Ffynon Taf**

**19/0820/19**

Decision Date: 27/02/2020

**Proposal:** To reduce the canopies of 1no. Ash Tree and 1no. Oak Tree by approximately 5 metres.

**Location:** 24 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA

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**20/0036/10**

Decision Date: 12/03/2020

**Proposal:** Single storey rear extension.

**Location:** 9 TABOR STREET, TAFFS WELL, CARDIFF, CF15 7PS

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**20/0213/10**

Decision Date: 30/04/2020

**Proposal:** Change of use from D1 (Clinical Use) to B1 (Offices).

**Location:** UNIT 6 SWFRS OCCUPATIONAL HEALTH UNIT, CEFN COED, NANTGARW, TAFFS WELL, CARDIFF, CF15 7QQ

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**20/0388/19**

Decision Date: 12/06/2020

**Proposal:** Reduction in height by 3-4 metres and shaping of Beech Tree in rear garden, radially reduce lateral branches growing over public path behind by 3-4 metres and balance.

**Location:** 180 RHIW'R DDAR, TAFFS WELL, CF15 7ND

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**20/0420/10**

Decision Date: 11/06/2020

**Proposal:** Single storey extension to rear annex.

**Location:** 69 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SU

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**Llantwit Fardre**

**20/0011/10** Decision Date: 26/02/2020

**Proposal:** Garage conversion

**Location:** 65 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

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**20/0044/10** Decision Date: 11/03/2020

**Proposal:** Two-storey extension to side and rear.

**Location:** 2 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

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**20/0056/10** Decision Date: 27/02/2020

**Proposal:** Two-storey side extension

**Location:** 5 PARC-Y-BRYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ED

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**20/0124/10** Decision Date: 19/03/2020

**Proposal:** Rear single storey extension.

**Location:** 4 HILL DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ES

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**20/5015/41** Decision Date: 10/03/2020

**Proposal:** Pre app enquiry

**Location:** LLANTWIT FARDRE, PONTYPRIDD

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**Church Village**

**20/0014/10** Decision Date: 26/03/2020  
**Proposal:** To install a two storey temporary classroom facility made up of 14 individual units stacked 7 on 7 and separate single storey toilet block. It will be in use until 20/12/2021.  
**Location:** LIFELONG LEARNING CENTRE, YSGOL GYFUN GARTH OLWG, ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RQ

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**20/0101/10** Decision Date: 04/03/2020  
**Proposal:** Two storey extension and detached double garage.  
**Location:** 19 CAE'R GERDDI, CHURCH VILLAGE, PONTYPRIDD, CF38 1UQ

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**20/0185/19** Decision Date: 01/04/2020  
**Proposal:** Crown lifting and reduction to oak tree (T4)  
**Location:** 12 FARDRE COURT, CHURCH VILLAGE, PONTYPRIDD, CF38 1DG

---

**20/0288/10** Decision Date: 27/05/2020  
**Proposal:** Construction of new single storey garage to the side of existing property  
**Location:** 33 ACORN GROVE, CHURCH VILLAGE, PONTYPRIDD, CF38 2AJ

---

**20/0318/10** Decision Date: 27/05/2020  
**Proposal:** Proposed two storey side & ground floor rear extension.  
**Location:** 43 THE PADDOCKS, CHURCH VILLAGE, PONTYPRIDD, CF38 1TL

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**20/0335/10** Decision Date: 11/06/2020  
**Proposal:** Replacement roofing system to be installed on primary school, youth centre and Block D and Block E plant room.  
**Location:** GARTH OLWG CAMPUS, ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RQ

---

**Tonteg**

**20/0080/09** Decision Date: 26/02/2020  
**Proposal:** Rear dormer and rear extension.  
**Location:** 25 UNDERHILL DRIVE, TONTEG, PONTYPRIDD, CF38 1NW

---

**20/0148/10** Decision Date: 27/03/2020  
**Proposal:** Proposed rear conservatory, ground floor and first floor side extensions.  
**Location:** 3 WILLOWFORD COTTAGES, MAIN ROAD, GWAELOD-Y-GARTH, CF15 9JL

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**Report for Development Control Planning Committee**

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**Gilfach Goch**

**20/0024/01** Decision Date: 05/03/2020  
**Proposal:** 1 no. internally illuminated fascia (only the logo illuminates), 2 no. internally illuminated logos, 26 no. non-illuminated aluminium panels and 1 no. internally illuminated 3.5m totem (only logo illuminates).  
**Location:** CO-OP, GILFACH GOCH, HENDREFORGAN, PORTH, CF39 8UH

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**20/0165/10** Decision Date: 14/04/2020  
**Proposal:** Bay window to front elevation.  
**Location:** 4 HENDREFORGAN CRESCENT, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UL

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**Tonyrefail West**

**19/1198/10** Decision Date: 27/02/2020  
**Proposal:** Detached garage.  
**Location:** 52 DUFFRYN CLOSE, TONYREFAIL, PORTH, CF39 8HD

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**19/1310/10** Decision Date: 25/03/2020  
**Proposal:** Ground floor side extension  
**Location:** 6 LEWIS ARMS ROW, PENRHIW-FER, TONYPANDY, CF40 1SH

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**20/0057/10** Decision Date: 02/04/2020  
**Proposal:** Ground and first floor rear extension.  
**Location:** 17 CHURCH ROAD, PENRHIW-FER, TONYPANDY, CF40 1RY

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**20/0242/10** Decision Date: 28/05/2020  
**Proposal:** First floor side extension.  
**Location:** 51 CAER GWERLAS, TONYREFAIL, PORTH, CF39 8HY

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**20/0261/10** Decision Date: 06/05/2020  
**Proposal:** Single storey side extension.  
**Location:** 20 HEOL GLANNANT, EDMONDSTOWN, TONYPANDY, CF40 1PX

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**20/0308/10** Decision Date: 08/06/2020  
**Proposal:** Single storey rear extension.  
**Location:** 40 HEOL DINAS ISAF, WILLIAMSTOWN, TONYPANDY, CF40 1NG

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**20/0423/10** Decision Date: 09/06/2020  
**Proposal:** Ground floor rear extension.  
**Location:** 3 GRAIG Y MYNYDD, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FD

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**Tonyrefail East**

**19/1174/10** Decision Date: 30/04/2020  
**Proposal:** Construction of bungalow. (Coal Mining Risk Assessment Received 04/03/20)  
**Location:** GROUNDS OF EVASHAM BUNGALOW, OLD LLANTRISANT ROAD, TONYREFAIL, PORTH, CF39 8YU

---

**20/0168/10** Decision Date: 08/04/2020  
**Proposal:** Demolition of existing garage and conservatory and construction of a two storey extension (Re-submission).  
**Location:** 33 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN

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**20/0207/10** Decision Date: 21/04/2020  
**Proposal:** First floor side extension  
**Location:** 78 PARKLANDS ROAD, TONYREFAIL, PORTH, CF39 8PT

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**20/0380/10** Decision Date: 18/06/2020  
**Proposal:** Ground floor rear extension.  
**Location:** 22 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GA

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**Beddau**

**20/0228/10** Decision Date: 06/04/2020  
**Proposal:** Proposed two storey rear extension.  
**Location:** 39 MANOR CHASE, GWAUN MISKIN, BEDDAU, PONTYPRIDD, CF38 2JD

---

**20/0282/10** Decision Date: 04/06/2020  
**Proposal:** First floor extension to rear, above existing single storey extension.  
**Location:** OLD BRYNTEG INN, BRYNTEG LANE, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LS

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**20/0387/10** Decision Date: 19/06/2020  
**Proposal:** Ground floor side extension and entrance porch.  
**Location:** 41 BYRON AVENUE, BEDDAU, PONTYPRIDD, CF38 2TW

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**Ty'n y Nant**

**20/0221/23** Decision Date: 27/03/2020  
**Proposal:** Phase 2 prior approval demolition of structures.  
**Location:** DISUSED CWM COKING WORKS, WINDSOR GARDENS, BEDDAU

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**20/0222/23** Decision Date: 01/04/2020  
**Proposal:** Phase 3 prior approval demolition of concrete structures.  
**Location:** DISUSED CWM COKING WORKS, WINDSOR GARDENS, BEDDAU

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**Town (Llantrisant)**

- 
- 19/0503/12** Decision Date: 28/02/2020  
**Proposal:** Convert existing chapel into 2 residential units and part demolish the former vestry to create amenity space, bin and cycle storage to serve the proposed new dwellings.  
**Location:** PENUEL CHAPEL, HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BQ
- 
- 19/0516/10** Decision Date: 28/02/2020  
**Proposal:** Convert existing chapel into 2 residential units and part demolish the former vestry to create amenity space, bin and cycle storage to serve the proposed new dwellings.  
**Location:** PENUEL CHAPEL, HIGH STREET, LLANTRISANT, CF72 8BQ
- 
- 20/0013/10** Decision Date: 05/03/2020  
**Proposal:** Replacement porch / front addition  
**Location:** 46 DESPENSER AVENUE, LLANTRISANT, PONTYCLUN, CF72 8QA
- 
- 20/0034/10** Decision Date: 10/03/2020  
**Proposal:** Loft conversion.  
**Location:** 15 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF
- 
- 20/0063/10** Decision Date: 06/04/2020  
**Proposal:** Forming a car parking area on land opposite no. 15 Heol Y Sarn.  
**Location:** 15 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DA
- 
- 20/0104/10** Decision Date: 30/03/2020  
**Proposal:** First floor side extension and single storey rear extensions.  
**Location:** 20 CLOS LELAND, LLANTRISANT, PONTYCLUN, CF72 8QN
- 
- 20/0106/10** Decision Date: 21/05/2020  
**Proposal:** Replace refrigeration plant, replace enclosure, installation of new cold rooms and canopy, redecorate shop front. Remove door and window to front, block opening to match existing, installation of new lighting and  
**Location:** THE CO OPERATIVE FOOD, 2-6 SOUTHGATE AVENUE, LLANTRISANT, PONTYCLUN, CF72 8DQ
- 
- 20/0254/10** Decision Date: 15/05/2020  
**Proposal:** Proposed single storey wrap around extension.  
**Location:** 17 TAN-YR-ALLT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8PY
- 
- 20/0369/10** Decision Date: 17/06/2020  
**Proposal:** Two storey side extension. (Amended Plans received 07/06/20)  
**Location:** 18 MAES CEFN MABLEY, LLANTRISANT, PONTYCLUN, CF72 8GA
-

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**Talbot Green**

**20/0059/10** Decision Date: 18/03/2020  
**Proposal:** Retention of outbuilding at rear of property.

**Location:** 3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW

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**20/0133/10** Decision Date: 03/04/2020  
**Proposal:** Replacement and enlargement of garage roof

**Location:** 1 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

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**20/0136/10** Decision Date: 29/05/2020  
**Proposal:** Ground floor rear extension

**Location:** THE GLENS, LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

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**20/0167/10** Decision Date: 14/04/2020  
**Proposal:** Proposed side and rear extension.

**Location:** 26 HEOL MILES, TALBOT GREEN, PONTYCLUN, CF72 8HU

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**20/0204/10** Decision Date: 01/06/2020  
**Proposal:** Proposed hip to gable extension, rear dormer and garage conversion (Block Plan received 20/04/20)

**Location:** NYTHCLYD, 64 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

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**20/0226/10** Decision Date: 16/06/2020  
**Proposal:** Ground floor rear extension.

**Location:** 12 LANELAY PARK, TALBOT GREEN, PONTYCLUN, CF72 8RA

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**20/0290/01** Decision Date: 01/05/2020  
**Proposal:** Replacement of 1no. existing external ATM signs with 1no. new external ATM sign.

**Location:** HSBC, 14-16 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AP

---

**20/0440/09** Decision Date: 05/06/2020  
**Proposal:** Alterations of existing foul drainage to underground water treatment system.

**Location:** PINWOOD LODGE, PINWOOD HILL, TALBOT GREEN, PONTYCLUN, CF72 8JE

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**Pontyclun**

**19/1300/10**

Decision Date: 01/05/2020

**Proposal:**

Single storey extension with glazed link to house.

**Location:**

MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN

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**20/0005/12**

Decision Date: 01/05/2020

**Proposal:**

Single storey extension with glazed link.

**Location:**

MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN

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**20/0016/01**

Decision Date: 02/03/2020

**Proposal:**

New signage.

**Location:**

WINDSOR ARMS, THE TAURUS STEAKHOUSE, LLANTRISANT ROAD, PONTYCLUN, CF72 9DQ

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**20/0019/10**

Decision Date: 05/03/2020

**Proposal:**

First floor side extension with ground floor alterations.

**Location:**

5 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

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**20/0029/15**

Decision Date: 26/02/2020

**Proposal:**

Variation of condition 3 - to extend opening hours agreed under application no.19/0067/10.

**Location:**

12 COWBRIDGE ROAD, PONTYCLUN, CF72 9ED

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**20/0135/10**

Decision Date: 30/03/2020

**Proposal:**

Two-storey side and ground floor rear / side extension (Re-submission).

**Location:**

2 MAESYFELIN CRESCENT, COWBRIDGE ROAD, PONTYCLUN, CF72 9BQ

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**20/0170/10**

Decision Date: 08/04/2020

**Proposal:**

Single storey extension to front and rear, extension at first floor level to side and rear.

**Location:**

21 TEGFAN, PONTYCLUN, CF72 9BP

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**20/0235/09**

Decision Date: 17/04/2020

**Proposal:**

Single storey extension

**Location:**

2 ROWAN TREE LANE, MISKIN, PONTYCLUN, CF72 8SF

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**Llanharry**

**20/0123/10**

Decision Date: 19/03/2020

**Proposal:**

Change of use from use class D2 / Sui Generis use to class B1/B2/B8.

**Location:**

UNITS F1 TO F3, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

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**20/0231/01**

Decision Date: 27/04/2020

**Proposal:**

Four internally illuminated fascia signs.

**Location:**

UNIT D1, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9EW

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**20/0232/10**

Decision Date: 11/05/2020

**Proposal:**

Change of use of the premises to a Class A1 Bakery, external alterations including new shop front, plant and outside seating area and associated works

**Location:**

UNITS D1, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9EW

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**20/0319/10**

Decision Date: 21/05/2020

**Proposal:**

Garage disabled adaptation and associated single storey link extension.

**Location:**

FFOREST HOUSE, FFOREST ROAD, LLANHARRY, PONTYCLUN, CF72 9GQ

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

**24/02/2020 and 19/06/2020**

**Report for Development Control Planning Committee**

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**Llanharan**

- 
- 19/0575/10** Decision Date: 21/05/2020  
**Proposal:** Proposed extension and alterations of property, detached double garage and landscaping of site.  
**Location:** TY MAELWG, ROAD TO FOREST VIEW, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 9JS
- 
- 19/1323/10** Decision Date: 13/03/2020  
**Proposal:** Retention of existing side (northern) extension.  
**Location:** TY UCHAF, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QS
- 
- 20/0073/10** Decision Date: 22/05/2020  
**Proposal:** Sub-division of hotel to create 1No. 5 x bedroom private residence.  
**Location:** LANELAY HALL HOTEL, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9LA
- 
- 20/0081/09** Decision Date: 17/03/2020  
**Proposal:** Residential accommodation and care of up to 3 children aged between 8 and 17 with 2 support staff operating 24 hours a day.  
**Location:** 13 NANT Y DWRGI, LLANHARAN, PONTYCLUN, CF72 9GR
- 
- 20/0210/09** Decision Date: 17/04/2020  
**Proposal:** Rear single storey extension.  
**Location:** 18 ST PETERS CLOSE, LLANHARAN, PONTYCLUN, CF72 9SD
- 
- 20/0234/10** Decision Date: 22/04/2020  
**Proposal:** Two storey side/rear extension, porch.  
**Location:** 5 ST LUKE'S CLOSE, LLANHARAN, PONTYCLUN, CF72 9ST
- 
- 20/0237/10** Decision Date: 07/05/2020  
**Proposal:** Extension on top of existing single storey.  
**Location:** 3 ROSE TERRACE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RH
- 
- 20/0243/10** Decision Date: 24/04/2020  
**Proposal:** Detached garage.  
**Location:** 1 ST PETERS CLOSE, LLANHARAN, PONTYCLUN, CF72 9SD
- 
- 20/0339/10** Decision Date: 05/06/2020  
**Proposal:** Two storey side extension, rear single storey extension and porch.  
**Location:** 20 ST LUKE'S CLOSE, LLANHARAN, PONTYCLUN, CF72 9ST
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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between:**  
**Report for Development Control Planning Committee**

**24/02/2020 and 19/06/2020**

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**Bryнна**

- 
- 20/0087/10**                      Decision Date: 04/05/2020  
**Proposal:**                      Reposition existing fence to edge of boundary.(as amended 03/04)  
  
**Location:**                      38 FFORDD DOL Y COED, LLANHARAN, PONTYCLUN, CF72 9ZF
- 
- 20/0178/09**                      Decision Date: 14/04/2020  
**Proposal:**                      Certificate of lawful development for a side extension to existing property.  
  
**Location:**                      5 BRYN HENLLAN, BRYNNA, PONTYCLUN, CF72 9SG
- 
- 20/0194/10**                      Decision Date: 21/04/2020  
**Proposal:**                      Ground floor front and rear extensions  
  
**Location:**                      12 WESTBOURNE TERRACE, LLANHARAN, PONTYCLUN, CF72 9RW
- 
- 20/0209/10**                      Decision Date: 09/04/2020  
**Proposal:**                      Rear extension.  
  
**Location:**                      1 DUFFRYN CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RR
- 
- 20/0295/09**                      Decision Date: 27/05/2020  
**Proposal:**                      Proposed dormer bedroom to rear elevation.  
  
**Location:**                      30 MANOR PARK, BRYNNA, PONTYCLUN, CF35 6PE
- 

Total Number of Delegated decisions is 214



**Rhigos**

**20/0302/10**

Decision Date: 15/05/2020

**Proposal:** Demolition of garages and construction of a domestic dwelling.

**Location:** CEFN FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS

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

The proposal therefore is contrary to Policies AW1 and AW2 of the Rhondda Cynon Taf Local Development Plan

**Reason: 2** The means of access to the development is sub-standard in terms of junction vision splays. As such intensification of its use will result in further detriment to highway safety and the free flow of traffic.

The proposal therefore is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

**Reason: 3** 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 is contrary to PPW 10 and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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Aberdare West/Llwydcoed

20/0031/10 Decision Date: 08/04/2020

**Proposal:** 5 No detached houses (amended layout plan rec. 27/01/20) (amended layout and cross-section plan rec. 06/03/20).

**Location:** LAND ADJOINING HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

**Reason: 1** The proposal, as a result of the number and scale of the dwellings proposed, would lead to overdevelopment of the plot which would have a detrimental impact upon the character and appearance of the site and surrounding area. The application would therefore not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal, as a result of the number, scale and position of the dwellings proposed, would lead to overdevelopment of the plot which would result in an unacceptable overbearing impact upon the amenity and privacy of existing residential properties in Tan y Bryn Gardens. The application would therefore not comply with Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

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20/0132/13 Decision Date: 03/04/2020

**Proposal:** Outline application (with all matters reserved) for 4 detached residential dwellings off a private drive

**Location:** SWN YR AFON, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

**Reason: 1** The proposal, by virtue of its scale, form and design, would be out of context with the local area. It would therefore have a detrimental impact upon the character and appearance of the site and surrounding area and would not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal, by virtue of its scale, form and design, would result in overdevelopment of the plot which would detrimentally impact upon the residential amenity of the adjacent neighbouring property. Furthermore, the application does not include site levels to enable a full assessment of this impact. The proposal would therefore not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan

**Reason: 3** Insufficient information has been received to fully assess the impact of the proposed development on the ecological status of the site and the proposal is therefore contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 4** Insufficient information has been received to fully assess the impact of the proposed development on protected trees within and adjacent to the site. The proposal therefore does not comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 10: Tree Preservation Orders

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**Aberdare East**

**20/0001/10** Decision Date: 11/03/2020

**Proposal:** Change of use of ground floor of building from A2 (Bank) to C3 (Two Residential Units).

**Location:** NATWEST, 26 VICTORIA SQUARE, ABERDARE CF44 7LB

**Reason: 1** The proposed change of use would not reinforce the role of Aberdare as a Principal Town, resulting in its fragmentation and undermining its vitality and viability. It would not integrate well with existing development and would not provide a direct service to visiting members of the public. As such the proposal is not in accordance with Policies CS 1, AW 2, NSA 1 and NSA 19 of the Rhondda Cynon Taf Local Development Plan as well as Paragraph 4.3.37 of Planning Policy Wales 10.

**Reason: 2** The marketing information submitted in support of the application does not satisfy the requirements of Policy AW 11 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The proposed flats would provide future occupants with unacceptable levels of privacy due to habitable windows directly fronting the street in a busy and prominent town centre location, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**20/0070/13** Decision Date: 23/03/2020

**Proposal:** Detached dwelling (Outline all matters reserved).

**Location:** SUMMERFIELD HOUSE, PLASDRAW PLACE, ABER-NANT, ABERDARE, CF44 0NS

**Reason: 1** 1. The proposed development will increase vehicular movements along a sub-standard street in terms of lacking suitable turning area resulting in reversing movements by all types of vehicle over a considerable distance to the detriment of safety of all highway users and free flow of traffic.  
2. In the absence of a Coal Mining Risk Assessment, insufficient information has been submitted to demonstrate that the risks and consequences associated with ground stability of the application site can be adequately managed.

As such, the proposal conflicts with Policy AW5 and Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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**20/0353/10** Decision Date: 12/06/2020

**Proposal:** Detached dwelling and garage/store (Re-submission of planning application 18/0197/10).

**Location:** LAND ADJACENT TO NO. 2 MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU

**Aberdare East**

**Reason: 1** The application site is located outside of the defined settlement boundary of Aberdare 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 Rhondda Cynon Taf Local Development Plan and those set out in Planning Policy Wales Edition 10 and is therefore unacceptable in principle.

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**Mountain Ash East**

**18/1262/10** Decision Date: 16/04/2020

**Proposal:** Construction of 5 bedroom detached house with integral garage / parking and associated landscaping and services. (Coal Mining Risk Assessment received 15/01/19)(Flood Consequences Assessment Received 20/02/20)

**Location:** PLOT 6 IN TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

**Reason: 1** By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to Policies AW2 and AW10 of the Local Development Plan as well as Planning Policy Wales Technical Advice Note (TAN) 15: Development and Flood Risk and is therefore unacceptable in principle.

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**Treorchy**

**20/0373/10** Decision Date: 18/06/2020

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

**Location:** 9 GETHIN ROAD, TREORCHY, CF42 6SE

**Reason: 1** By virtue of its scale, mass and design, the proposed extensions form obtrusive and overbearing additions, which serve to 'unbalance' the appearance of the semi-detached dwellings of which they are a part and creating a development that is out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. Furthermore, the mass, height and siting of the development would be overbearing to and harm the outlook of No's.1 & 2 Gethin Road, resulting in unacceptable harm to their residential amenities. The development is therefore 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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Report for Development Control Planning Committee

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Ystrad

19/1156/10 Decision Date: 10/03/2020

**Proposal:** Raised terrace to front of dwellinghouse

**Location:** 27 DANYCOED, YSTRAD, PENTRE, CF41 7SL

**Reason: 1** The development, by virtue of its scale, design and elevated height, represents an incongruous development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of the street scene. Further to this, the raised terrace would also result in an unacceptable impact upon the residential amenity and privacy standards currently enjoyed by neighbouring occupiers. 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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20/0084/10 Decision Date: 29/04/2020

**Proposal:** Change of use from a domestic property to care home.

**Location:** 9 AVONDALE ROAD, GELLI, PENTRE, CF41 7TP

**Reason: 1** The proposed change of use would provide a home for two looked-after children. Due to the small scale of the development and absence of external alterations to the property, it is considered that there would be no harm caused to highway safety or any discernible impact to the appearance of the street scene.

However, noting the density and proximity of the surrounding development, including the attached dwellings to either side of the application property; it is considered that insufficient information has been provided to be able to determine whether the proposed care home could operate or be managed in such a way as to protect the amenity of existing neighbouring residents.

In addition, the Council's Flood Risk Management Plan identifies that a change of use to a care home would constitute critical infrastructure in an area designated as being at medium to high risk from surface water flooding.

Consequently, the development is considered not to comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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Report for Development Control Planning Committee

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Cymmer

20/0072/10

Decision Date: 14/04/2020

**Proposal:** 4 no. semi-detached dwellings and 1 no. detached dwelling.

**Location:** PLOT 1A, LAND BETWEEN 37 - 43 TREBANOG ROAD, TONYREFAIL, CF39 9EP

**Reason: 1** The site includes land outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan and is identified as a Site of Importance for Nature Conservation. As such the proposal conflicts with Policies AW 2 and NSA 12 of the Rhondda Cynon Taf Local Development Plan and it would amount to an unjustifiable extension of residential development into the countryside.

**Reason: 2** The proposed development lacks a satisfactory vision splay onto Trebanog Road (A4233) which is a classified road and increasing potential hazards to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** Insufficient information, interpretation, mitigation and enhancement has been submitted to enable a full assessment of the impact of the proposal on ecology and protected species. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 4** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on flooding. As such the development would be contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

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Ynyshir

20/0090/10

Decision Date: 12/03/2020

**Proposal:** Two semi detached dwellings on an empty plot.

**Location:** 7 ABERLLECHAU ROAD, STANLEYTOWN, CF39 0PB

**Reason: 1** The development would result in vehicular reversing movements in close proximity to the road bend and junction, with limited forward vision. In addition, the absence of satisfactory off-street car parking facilities could result in on-street car parking in close proximity to the road bend and junction.

Consequently the increased hazards caused by vehicular movements and impact on the free flow of traffic and sight lines would be detrimental to the safety of all highway users and the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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Report for Development Control Planning Committee

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Ferndale

19/0414/10

Decision Date: 05/05/2020

**Proposal:** Construction of 2 detached 3 bed dwellings (Amended Plans 2nd August).

**Location:** LAND ADJACENT TO 28 ABERDARE ROAD, BLAENLLECHAU, FERNDALE, CF43 4PF

**Reason: 1** Insufficient information has been submitted with regard the extent of works for the construction of the retaining walls and land required, to enable a full assessment of the proposed development and the impact from any land instability. As such the development is contrary to Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

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Report for Development Control Planning Committee

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**Cilfynydd**

**20/0272/10** Decision Date: 06/05/2020

**Proposal:** Construction of a 2 storey side extension.

**Location:** 32 HEOL MYNYDD, CILFYNYDD, PONTYPRIDD, CF37 4HG

**Reason: 1** The application is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and Section 3 of the Supplementary Planning Guidance: A Design Guide for Householder Development for the following reason:

The proposed development would not be a subservient addition to the original dwelling and will unbalance the pair of semi-detached houses. This will therefore be considered to have an unacceptable effect on the character and appearance of the site and the surrounding area.

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**Town (Pontypridd)**

**20/0129/01** Decision Date: 12/06/2020

**Proposal:** Removal of 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-Poster).

**Location:** LAND AT 37 TAFF STREET, PONTYPRIDD, CF37 4TR

**Reason: 1** The proposed advertisement would cause undue driver distraction to the detriment of highway safety contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Treforest**

**20/0137/10** Decision Date: 09/06/2020

**Proposal:** Proposed 4no new build, two bedroom apartments (description amended 12/5/20).

**Location:** 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD, CF37 1BT

**Reason: 1** The proposed development would result in an unacceptable intensification of use of both Cambrian Place and its substandard junctions with the wider highway network; and would create on-street parking demand on Cambrian Place. The development would therefore be detrimental to highway safety and the free flow of traffic,

In addition, the Council's Flood Risk Management Plan identifies that the development would be in an area designated as being at risk from, and within an area of influence of, surface water flooding.

Consequently, the development is considered not to comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

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**20/0192/10** Decision Date: 15/04/2020

**Proposal:** Retrospective application for change of use from C3 to C4 (HMO).

**Location:** 32 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN

**Reason: 1** The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

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**20/0208/10** Decision Date: 13/05/2020

**Proposal:** Proposed conversion of single residential dwelling to 3 no. self-contained flats.

**Location:** 29 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

**Reason: 1** The proposed development would place significant pressure on the plot, representing an over intensive use of the site; and in trying to accommodate as many self-contained units as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance: Development of Flats.

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Report for Development Control Planning Committee

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Treforest

20/0220/10 Decision Date: 29/04/2020

**Proposal:** Vehicle access.

**Location:** 26 RAYMOND TERRACE, TREFOREST, PONTYPRIDD, CF37 1ST

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

The proposed development would be served off an adopted rear lane which is not designed or constructed to serve as a primary means of access and intensification of its use would be to the further detriment of highway safety and the free flow of traffic.

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20/0393/10 Decision Date: 19/06/2020

**Proposal:** Change of use from a residential dwelling (Use Class C3) to a HMO (Use Class C4).(Amended first floor layout plan rec. 22/05/2020)

**Location:** 15 NIAGARA STREET, TREFOREST, PONTYPRIDD, CF37 1BP

**Reason: 1** The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

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Tonteg

20/0199/19 Decision Date: 06/05/2020

**Proposal:** Works to mature oak (30% Canopy Reduction).

**Location:** NEW BUNGALOW, 42 MEADOW CRESCENT, TONTEG, PONTYPRIDD, CF38 1NL

**Reason: 1** In the absence of sufficient justification, the tree reduction works are considered to have a detrimental impact upon the character of the application tree and wider TPO area. Consequently, the application is contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note (TAN) 10.

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Tonyrefail East

19/0017/10 Decision Date: 19/06/2020

**Proposal:** Extension to Car Park

**Location:** LAND WEST OF ELY VALLEY MINERS WELFARE ASSOCIATION, TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AL

**Reason: 1** In the absence of ecological reports, insufficient information has been submitted to demonstrate that the proposed development would not result in detrimental consequences to ecology at the application site. As such, the proposal conflicts with Policies AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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19/0656/10 Decision Date: 24/03/2020

**Proposal:** Extension of residential curtilage (change of use of land) and erection of retaining walls for a temporary period of time in relation to the temporary dwelling (retrospective) at Ein Glaswellt Farm, Llantrisant, Pontyclun, CF72 8LQ

**Location:** EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

**Reason: 1** The development is considered to have a detrimental visual impact on the rural character of the application property and surrounding area, and is harmful to the qualities of the Special Landscape Area, contrary to LDP Policies AW6 and SSA23.

In addition the development has prevented use of the public right of way ANT/127/1 which crosses the site, and it has not been demonstrated that the loss of the footpath can be replaced with an alternative, acceptable provision, contrary to LDP Policy AW7.

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19/0805/10 Decision Date: 26/05/2020

**Proposal:** Construction of a stable block for private equine use (Affecting Public Right of Way ANT/77/1 ANT/78/1, ANT/86/1 and ANT/87/1).

**Location:** LAND TO THE REAR OF HAFOD WEN, TONYREFAIL, CF39 8LB

**Reason: 1** The proposal would have an unacceptable ecological and visual conflict with the surrounding rural land and its designation as a Site of Special Scientific Interest (SSSI). Therefore, this would be considered an unsustainable location for development. As such the development would be contrary to Policy AW 2 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The stable and equine use of the land would have a detrimental impact on the ecological qualities of the Site of Special Scientific Interest (SSSI) and it has not been demonstrated that the development could be managed in a way that would protect the SSSI and that would provide a net biodiversity benefit. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan

**Tonyrefail East**

**Reason: 3** The development would have a detrimental visual impact on the character of the surrounding rural area and it has not been demonstrated that it could be screened acceptably. As such the development would be contrary to Policies AW 5 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 4** Insufficient information has been submitted to enable a full assessment of the impact on Public Rights of Way that cross the site. As such the development would be contrary to Policy AW 7 of the Rhondda Cynon Taf Local Development Plan

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**19/1274/10** Decision Date: 19/03/2020

**Proposal:** Proposed agricultural dwelling (Affecting Public Right of Way ANT/125/1).

**Location:** PANTYDDRAINAN FARM, LLANTRISANT ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

**Reason: 1** The application does not fully meet the tests in paragraph 4.4.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010). The evidence submitted regard the financial test and other dwelling test is not considered robust enough to fully justify a new dwelling.

**Reason: 2** The siting of the proposed dwelling would have a detrimental impact on the rural character of the area that is identified a Special Landscape Area. As such the development would be contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

**Reason: 3** The means of access to the proposed development is sub-standard in terms of horizontal geometry, carriageway width, junction radii, vision splays, forward visibility, segregated footway, street lighting, drainage and structural integrity and intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

**Reason: 4** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and protected species. As such the development would be contrary to Policies AW 5, AW 6 and AW 8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

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**19/1322/10** Decision Date: 31/03/2020

**Proposal:** Construction of 1 no. detached dwelling with undercroft parking (Amended plans received and description amended 19/02/20).

**Location:** LAND ADJ TO 135 MILL STREET, TONYREFAIL, PORTH, CF39 8AE

**Tonyrefail East**

**Reason: 1** The development of the application site for a single dwelling would be prejudicial to any future development at the adjacent land, land east of Mill Street and land part of Tylcha Ganol Farm, which are allocated for residential and retail development under Policies SSA10 and SSA15 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal would encroach onto the public highway, the proposed off-street parking would result in danger to safety of all highway users, and there is insufficient design and detail of footway, vehicular crossover, vision splays and drainage to enable a comprehensive highway safety assessment to be carried out. Therefore the proposal is also contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Town (Llantrisant)**

**20/0347/10**

Decision Date: 11/06/2020

**Proposal:** Proposed change of use of outhouse to dwelling including: alteration of roof pitch, ground works to form garden, fencing boundary treatments and garden retaining wall.

**Location:** 15 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DA

**Reason: 1** The proposal would result in poor quality living accommodation as a result of its access and the relationship to surrounding neighbouring properties. As such the proposal is contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

**Reason: 2** The proposal would result in a loss of amenity to neighbouring properties. The intensification of the residential use of the site and access would result in nuisance issues such as noise and disturbance. The main windows on the side elevation (facing the boundary of 15 Heol-y-Sarn) would result in perceived overlooking and a detriment to the amenity of neighbours. As such the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**Pontyclun**

**20/0248/13** Decision Date: 17/06/2020

**Proposal:** Two split level 4 bed dwellings with garages and shared drive (Outline).

**Location:** LAND AT OTTERS BROOK, IVOR PARK, BRYNSADLER, PONTYCLUN, CF72 9BY

**Reason: 1** The proposed access off Talygarn Drive and Ivor Park is considered unacceptable to serve two additional residential dwellings and vehicular and pedestrian movements associated with the residential dwellings due to its sub-standard width to facilitate satisfactory passing of 2 large vehicles, sub-standard turning areas, and missing footway links. In addition, the proposed intensification of use would be detrimental to highway safety and the free flow of traffic. Therefore, the development would be contrary to Policy AW5 of the Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

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**20/0342/10** Decision Date: 09/06/2020

**Proposal:** Conversion of garage to workshop and first floor extension to existing structure (Amended description 15/04/20).

**Location:** 11 CASTAN ROAD, PONTYCLUN, CF72 9EH

**Reason: 1** The application increases the demand for on-street parking, with the local highway network already being sub-standard in regard to junction radii and vision splays. The resulting indiscriminate on-street parking as well as additional, potentially commercial, traffic would negatively impact upon the free flow of traffic, to the detriment of the safety of all highway users. The development is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Llanharry**

**20/0320/10** Decision Date: 21/05/2020

**Proposal:** Garage / workshop

**Location:** BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LH

**Reason: 1** The garage, by virtue of its excessive mass and height, represents a visually incongruous form of development which would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area. The development is therefore considered to be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taff Local Development Plan.

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Report for Development Control Planning Committee

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Llanharan

20/0229/10 Decision Date: 24/04/2020

**Proposal:** Detached double garage (retrospective).

**Location:** 2 YNYSMAERDY TERRACE, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LG

**Reason: 1** By virtue of its scale, mass and design, the proposed garage forms an obtrusive and overbearing addition, out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. In addition, the structure encroaches on to the public highway, causing an obstruction and future highway maintenance issues for the Council, to the detriment of the safety of all highway users. The development is therefore 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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Brynna

20/0062/10 Decision Date: 19/03/2020

**Proposal:** Loft conversion and roof raised with rear dormer extension

**Location:** 1 LANTERN CLOSE, LLANHARAN, PONTYCLUN, CF72 9ZB

**Reason: 1** The development, by virtue of its scale, massing, design and elevated height, represents an incongruous proposal that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of both the host dwelling and the wider street scene. The proposal is therefore 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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20/0313/10 Decision Date: 26/05/2020

**Proposal:** Proposed change of use of first floor triple garage from storage to holiday let.

**Location:** THE OLD COACH HOUSE, LLANILID, PENCOED, BRIDGEND, CF35 5LA

**Reason: 1** The proposed development would intensify the use of severely substandard lanes in the area of the property to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

**Reason: 2** The proposed development's shortfall in off-street parking provision will result in the creation of parking within access and circulation demand to the detriment of all highway users. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

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**RHONDDA CYNON TAF**

**APPEALS RECEIVED**

**APPLICATION NO:** 18/1423  
**APPEAL REF:** A/20/3246396  
**APPLICANT:** Lewis Homes Ltd  
**DEVELOPMENT:** Residential development of 76 dwellings together with associated works (amended plans received 17/05/19)  
**LOCATION:** THE MEADOWS, COEDEL, TONYREFAIL  
**APPEAL RECEIVED:** 06/02/2020  
**APPEAL START DATE:** 06/03/2020

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**APPLICATION NO:** 18/1400  
**APPEAL REF:** A/20/3247142  
**APPLICANT:** Newydd Housing Association  
**DEVELOPMENT:** Demolition of existing buildings and the construction of 18 no. affordable residential dwellings and associated access arrangements and works (amended site layout received 07/02/19).  
**LOCATION:** ST ANNES CHURCH, CHURCH TERRACE, YNYSHIR, PORTH  
**APPEAL RECEIVED:** 12/03/2020  
**APPEAL START DATE:** 12/03/2020

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**APPLICATION NO:** 19/1286  
**APPEAL REF:** A/20/3247609  
**APPLICANT:** Mr and Mrs Evans  
**DEVELOPMENT:** Outline application for a residential dwelling with access and scale considered.  
**LOCATION:** LAND OPPOSITE 1 GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW  
**APPEAL RECEIVED:** 18/03/2020  
**APPEAL START DATE:** 18/03/2020



**APPLICATION NO:** 19/0814  
**APPEAL REF:** A/20/3247829  
**APPLICANT:** Taylor Louis Ltd  
**DEVELOPMENT:** Change of use from residential dwellings (Class C3) to 8 no. self-contained residential student flats(Sui Generis) including two-storey extension to rear.  
**LOCATION:** 1 & 2 POLICE HOUSES, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW  
**APPEAL RECEIVED:** 26/02/2020  
**APPEAL START DATE:** 20/03/2020

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**APPLICATION NO:** 19/0560  
**APPEAL REF:** A/20/3246713  
**APPLICANT:** Mr J Bird  
**DEVELOPMENT:** Proposed conversion of shop to residential.  
**LOCATION:** 140 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD  
**APPEAL RECEIVED:** 11/02/2020  
**APPEAL START DATE:** 11/03/2020

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**APPLICATION NO:** 18/1212  
**APPEAL REF:** A/20/3249000  
**APPLICANT:** Mr Lee  
**DEVELOPMENT:** Change of use and external and internal alterations to provide 10 residential units including access, car parking and amenity space (revised plan for access and site layout received)  
**LOCATION:** SCOTTS HOTEL, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LS  
**APPEAL RECEIVED:** 06/05/2020  
**APPEAL START DATE:** 06/05/2020

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**APPLICATION NO:** 19/1269  
**APPEAL REF:** A/20/3250788  
**APPLICANT:** Mr Bailey  
**DEVELOPMENT:** Variation of conditions 3 and 4 of application 54/82/0776 to allow the sale of hot food for takeaway purposes and to extend the hours of operation from 09.00am to 10.30pm daily.  
**LOCATION:** 17 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3HF  
**APPEAL RECEIVED:** 13/04/2020  
**APPEAL START DATE:** 03/06/2020

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#### **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 19/1061  
**APPEAL REF:** D/19/3243325  
**APPLICANT:** Ms Judith Hawkins  
**DEVELOPMENT:** Two storey side and single storey rear extension.  
**LOCATION:** 20 CROWN HILL DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NE  
**DECIDED:** 27/11/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 16/12/2019  
**APPEAL DECIDED:** 27/02/2020  
**APPEAL DECISION:** Dismissed

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**APPLICATION NO:** 19/0659  
**APPEAL REF:** D/19/3243141  
**APPLICANT:** Mr A Hiatt  
**DEVELOPMENT:** Partial retrospective application for the retention of decking and steps to rear garden  
**LOCATION:** 17 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA  
**DECIDED:** 02/10/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 07/01/2020

**APPEAL DECIDED: 03/03/2020**  
**APPEAL DECISION: Dismissed**

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**APPLICATION NO: 19/0952**  
**APPEAL REF: D/20/3244485**  
**APPLICANT: Mr J Hibbert**  
**DEVELOPMENT:** Second floor rear extension over existing roof profile and rear extension.  
**LOCATION: 32 THE AVENUE, PONTYPRIDD, CF37 4DF**  
**DECIDED: 31/10/2019**  
**DECISION: Refused**  
**APPEAL RECEIVED: 08/01/2020**  
**APPEAL DECIDED: 17/03/2020**  
**APPEAL DECISION: Dismissed**

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**APPLICATION NO: 19/0750**  
**APPEAL REF: A/20/3244788**  
**APPLICANT: Mr D Richards**  
**DEVELOPMENT:** 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**  
**DECIDED: 11/11/2019**  
**DECISION: Refused**  
**APPEAL RECEIVED: 23/01/2020**  
**APPEAL DECIDED: 29/04/2020**  
**APPEAL DECISION: Dismissed**

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**APPLICATION NO: 18/1423**  
**APPEAL REF: A/20/3246396**  
**APPLICANT: Lewis Homes Ltd**  
**DEVELOPMENT:** Residential development of 76 dwellings together with associated works (amended plans received 17/05/19)  
**LOCATION: THE MEADOWS, COEDEL, TONYREFAIL**  
**DECIDED: 10/12/2019**  
**DECISION: Refused**  
**APPEAL RECEIVED: 06/02/2020**  
**APPEAL DECIDED: 12/06/2020**

**APPEAL DECISION: Allowed with Conditions**

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**APPLICATION NO: 19/0560**  
**APPEAL REF: A/20/3246713**  
**APPLICANT: Mr J Bird**  
**DEVELOPMENT: Proposed conversion of shop to residential.**  
**LOCATION: 140 BUTE STREET, TREHERBERT, TREORCHY, CF42**  
**5PD**  
**DECIDED: 07/02/2020**  
**DECISION: Refused**  
**APPEAL RECEIVED: 11/02/2020**  
**APPEAL DECIDED: 17/06/2020**  
**APPEAL DECISION: Dismissed**