



**PLANNING & DEVELOPMENT COMMITTEE**

**4 APRIL 2019**

**INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN**

**UNDER DELEGATED POWERS**

**REPORT OF THE DIRECTOR, PROSPERITY & DEVELOPMENT**

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 11/03/2019 and 22/03/2019.

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

**2. RECOMMENDATION**

That Members note the information.

## **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 18/0488  
**APPEAL REF:** A/18/3206557  
**APPLICANT:** Mr Stephen Prosser  
**DEVELOPMENT:** Construction of 4 No. 3 Bed Semi-Detached Houses  
**LOCATION:** LAND TO THE WEST OF 220 - 225 YNYSCYNON ROAD,  
TREALAW, TONYPANDY CF40 2LL  
**DECIDED:** Refused  
**DECISION:** 05/07/2018  
**APPEAL RECEIVED:** 05/07/2018  
**APPEAL DECIDED:** 18/03/2019  
**APPEAL DECISION:** Dismissed

**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**PLANNING & DEVELOPMENT COMMITTEE**

**4 APRIL 2019**

**REPORT OF THE DIRECTOR, PROSPERITY & 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: 11/03/2019 and 22/03/2019

### Report for Development Control Planning Committee

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#### Hirwaun

18/1363/10 Decision Date: 14/03/2019

**Proposal:** Erection of 1.2 metre high concrete block wall above existing boundary wall to front of property.

**Location:** AVALON, BAPTIST PLACE, HIRWAUN, ABERDARE, CF44 9NQ

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#### Aberdare West/Llwydcoed

18/1300/10 Decision Date: 21/03/2019

**Proposal:** Detached four bedroom house.

**Location:** WINDY RIDGE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TF

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#### Aberdare East

19/0057/10 Decision Date: 13/03/2019

**Proposal:** Proposed Change of Use from Class A1 Retail to Sui-Generis - Unlicensed Family Entertainment Centre

**Location:** 20 COMMERCIAL STREET, ABERDARE, CF44 7RW

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#### Abercynon

19/0009/10 Decision Date: 22/03/2019

**Proposal:** Proposed two storey extension to rear, front porch and single storey side extension with wrap around roof over (amended plans received 01/03/2019)

**Location:** 66 NANT-Y-FEDW, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4LS

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#### Ynysybwl

18/1184/10 Decision Date: 12/03/2019

**Proposal:** Change of use of existing barn used as garage/storage to Class C3 dwelling (Amended application site boundary plan received 16/01/19).

**Location:** THE BARN, SOUTH OF GLYNDERWEN, YNYSBYWL, PONTYPRIDD, CF37 3LY.

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 11/03/2019 and 22/03/2019

## Report for Development Control Planning Committee

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### Treherbert

**19/0150/10** Decision Date: 19/03/2019

**Proposal:** First floor rear extension

**Location:** 8 ELEANOR STREET, TREHERBERT, TREORCHY, CF42 5AD

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### Treorchy

**19/0023/10** Decision Date: 11/03/2019

**Proposal:** Proposed roof terrace and dormer to rear

**Location:** 45 VICARAGE TERRACE, CWMPARC, TREORCHY, CF42 6NA

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**19/0068/10** Decision Date: 14/03/2019

**Proposal:** Single storey extension

**Location:** 8 CADWGAN ROAD, TREORCHY, CF42 6SD

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### Pentre

**18/1407/10** Decision Date: 21/03/2019

**Proposal:** Proposed change of use from allotment space to Vehicle Shelter with associated timer fencing to land owners perimeter.

**Location:** LAND TO THE END OF CRAWSHAY STREET, TON PENTRE, PENTRE, CF41 7EP

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### Llwynypia

**19/0080/10** Decision Date: 18/03/2019

**Proposal:** Proposed two storey rear extension and detached garage.

**Location:** 3 RHONDDA TERRACE, SALEM TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2JN

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### Cwm Clydach

**19/0112/10** Decision Date: 19/03/2019

**Proposal:** Two storey rear extension above existing bathroom and toilet.

**Location:** 83 HIGH STREET, CLYDACH, TONYPANDY, CF40 2BH

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 11/03/2019 and 22/03/2019

## Report for Development Control Planning Committee

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### Trealaw

**19/0089/10** Decision Date: 15/03/2019  
**Proposal:** Single storey rear extension and covered walkway from the house.  
**Location:** 78 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UD

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**19/0130/10** Decision Date: 19/03/2019  
**Proposal:** The demolition of the existing single storey rear extension. Construction of a two storey rear extension.  
**Location:** 77 NEW CENTURY STREET, TREALAW, TONYPANDY, CF40 2PG

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### Penygraig

**19/0007/10** Decision Date: 22/03/2019  
**Proposal:** Two storey full width rear extension  
**Location:** 2 BLAENLAU STREET, PENYGRAIG, TONYPANDY, CF40 1LN

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### Porth

**18/1051/10** Decision Date: 19/03/2019  
**Proposal:** Retrospective consent for extension to garden curtilage and associated works  
**Location:** TYLAU HOUSE, CHURCH WALK, PORTH, CF39 9TQ

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**19/0078/10** Decision Date: 14/03/2019  
**Proposal:** Proposed first floor extension  
**Location:** 2 WAYNE STREET, PORTH, CF39 0BT

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### Maerdy

**19/0082/10** Decision Date: 15/03/2019  
**Proposal:** Single storey extension.  
**Location:** 3 WOOD STREET, MAERDY, FERNDAL, CF43 4DF

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**19/0139/09** Decision Date: 14/03/2019  
**Proposal:** Install Micro Hydro Turbine.  
**Location:** DWR CYMRU WELSH WATER, MAERDY WATER TREATMENT WORKS, MAERDY. CF43 4BS

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 11/03/2019 and 22/03/2019**

**Report for Development Control Planning Committee**

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**Town (Pontypridd)**

**19/0065/10** Decision Date: 14/03/2019  
**Proposal:** First floor & rear single storey extension (amended plans received 22/02/19)  
**Location:** 77 WHITEROCK AVENUE, GRAIGWEN, PONTYPRIDD, CF37 2EY

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**19/0132/10** Decision Date: 15/03/2019  
**Proposal:** Change of use (re-submission 18/0806/10) of 79 Taff Street, Pontypridd from retail (A1) to a gym (D2).  
**Location:** 79 TAFF STREET, PONTYPRIDD, CF37 4SU

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**Trallwn**

**19/0074/10** Decision Date: 14/03/2019  
**Proposal:** Change of Use from Class A2 to Class D1.  
**Location:** 3A CENTRAL SQUARE, RALPH STREET, PONTYPRIDD, CF37 4PN

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**19/0182/10** Decision Date: 22/03/2019  
**Proposal:** Rear two storey extension and detached garage  
**Location:** 72 COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LR

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**Graig**

**19/0107/10** Decision Date: 19/03/2019  
**Proposal:** Proposed dormer extension at rear and front porch  
**Location:** 10 ROWAN CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XD

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 11/03/2019 and 22/03/2019

## Report for Development Control Planning Committee

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### Llantwit Fardre

**19/0062/10** Decision Date: 14/03/2019  
**Proposal:** Proposed single storey rear extension and extension to existing lean-to to front elevation.  
**Location:** 8 FFORDD GWYNNO, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TR

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**19/0105/10** Decision Date: 18/03/2019  
**Proposal:** Single storey rear extension.  
**Location:** OAKWOOD, PEN-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 1UA

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**19/0113/10** Decision Date: 19/03/2019  
**Proposal:** Garage conversion  
**Location:** 30 FFORDD GLAS Y DORLAN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BZ

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**19/0131/10** Decision Date: 19/03/2019  
**Proposal:** Proposed loft conversion with rear dormer.  
**Location:** 14 HILL DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ES

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### Tonteg

**19/0129/10** Decision Date: 19/03/2019  
**Proposal:** Rear single storey extension  
**Location:** 32 MONMOUTH CLOSE, TONTEG, PONTYPRIDD, CF38 1HU

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### Tonyrefail West

**18/1266/10** Decision Date: 11/03/2019  
**Proposal:** Extension to ground floor of existing dwelling to form an orangery (amended plans received 12/02/2019).  
**Location:** PENRHOS, CWM HYFRYD, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FA

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**19/0035/10** Decision Date: 11/03/2019  
**Proposal:** Proposed rear single and double storey extension  
**Location:** 73 MOUNTAIN VIEW, TONYREFAIL, PORTH, CF39 8JG

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 11/03/2019 and 22/03/2019

## Report for Development Control Planning Committee

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### Tonyrefail East

**19/0061/10** Decision Date: 18/03/2019

**Proposal:** Two storey rear extension.

**Location:** 20 ST JOHNS ROAD, TONYREFAIL, PORTH, CF39 8LG

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**19/0095/10** Decision Date: 19/03/2019

**Proposal:** Proposed two storey extension.

**Location:** 1 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN

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**19/0123/10** Decision Date: 19/03/2019

**Proposal:** Demolish single storey extension and replace with double storey extension.

**Location:** 35 PRICHARD STREET, TONYREFAIL, PORTH, CF39 8PB

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**19/0189/09** Decision Date: 20/03/2019

**Proposal:** Single storey extension.

**Location:** 50 CAPEL FARM, TONYREFAIL, PORTH, CF39 8AD

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### Beddau

**19/0041/10** Decision Date: 11/03/2019

**Proposal:** Change of use to domestic garden and creation of an outbuilding

**Location:** 1 CLOS POWYS, BEDDAU, PONTYPRIDD, CF38 2SY

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### Ty'n y Nant

**19/0151/08** Decision Date: 19/03/2019

**Proposal:** Single storey side extension

**Location:** 9 CALDWELL CLOSE, BEDDAU, PONTYPRIDD, CF38 2LG

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### Talbot Green

**19/0110/10** Decision Date: 18/03/2019

**Proposal:** Replacement windows, doors, rainwater goods, fascia and soffit boards, external lights. Addition of ventilation grills for air handling system.

**Location:** KINGDOM HALL OF JEHOVAH'S WITNESSES , FANHEULOG, TALBOT GREEN, PONTYCLUN, CF72 8HR

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Report for Development Control Planning Committee**

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**Llanharry**

**18/1301/10** Decision Date: 21/03/2019  
**Proposal:** Demolish existing conservatory and garage and construct new two storey extension to side and rear, with single storey to rear, new shed to side and additional parking space to front (Amended plans received)  
**Location:** THE LEA, 4 LLWYN ONN, TYLE GARW, PONTYCLUN, CF72 9ET

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**19/0104/10** Decision Date: 18/03/2019  
**Proposal:** Erection of a single storey side extension  
**Location:** 41 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HN

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**Llanharan**

**18/0942/10** Decision Date: 19/03/2019  
**Proposal:** Retrospective application for new retaining wall.  
**Location:** 27 FFORDD-Y-DOLAU, LLANHARAN, PONTYCLUN, CF72 9ZD

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**Brynna**

**19/0064/10** Decision Date: 14/03/2019  
**Proposal:** Porch Extension.  
**Location:** 14 TRENOS PLACE, LLANHARAN, PONTYCLUN, CF72 9RX

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**19/0137/10** Decision Date: 19/03/2019  
**Proposal:** Single storey extension.  
**Location:** 40 HERITAGE WAY, LLANHARAN, PONTYCLUN, CF72 9WD

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Total Number of Delegated decisions is 42

## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 11/03/2019 and 22/03/2019

### Report for Development Control Planning Committee

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#### Treherbert

19/0037/15 Decision Date: 12/03/2019

**Proposal:** Removal of Condition 2 (salvage, protect and store materials for re-use) of permission 18/0269/15 (Conservation Area Consent for demolition).

**Location:** BLAENRHONDDA PRIMARY SCHOOL, BROOK STREET, BLAENRHONDDA, TREORCHY, CF42 5SB

**Reason: 1** It has not been demonstrated that the removal of condition 2 would preserve or enhance the character and appearance of the site and wider area that is designated as a conservation area. As such the development would be contrary to Policies AW 5, AW 6 and AW 7 of the Rhondda Cynon Taf Local Development Plan.

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#### Graig

19/0109/10 Decision Date: 18/03/2019

**Proposal:** Domestic Garage.

**Location:** 53 LEYSHON STREET, GRAIG, PONTYPRIDD, CF37 1NE

**Reason: 1** REASON: The proposed raised patio area, by virtue of its height, prominent location and relationship with adjacent properties, would have an overbearing impact and adversely affect the privacy and amenity of neighbouring properties, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's SPG relating to Householder Development.

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#### Brynna

19/0114/10 Decision Date: 22/03/2019

**Proposal:** Change of use from a domestic garage to commercial for repair and maintenance of agricultural vehicles.

**Location:** 3 BRYNHEULOG, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QS

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

There is insufficient information submitted to enable a comprehensive highway safety assessment to be undertaken.

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

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions - Refusals between: 11/03/2019 and 22/03/2019**  
**Report for Development Control Planning Committee**

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Total Number of Delegated decisions is 3