



**PLANNING & DEVELOPMENT COMMITTEE**

**16 JULY 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 22/06/20 – 03/07/20

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**

**APPEALS RECEIVED**

**APPLICATION NO:** 20/0302  
**APPEAL REF:** A/20/3254370  
**APPLICANT:** Mr P Morgan  
**DEVELOPMENT:** Demolition of garages and construction of a domestic dwelling.  
**LOCATION:** CEFN FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS  
**APPEAL RECEIVED:** 19/06/2020  
**APPEAL START DATE:** 02/07/2020

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 18/1400  
**APPEAL REF:** A/20/3247142  
**APPLICANT:** Mr Williams  
**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  
**DECIDED:** 29/08/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 12/03/2020  
**APPEAL DECIDED:** 25/06/2020  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 19/1286  
**APPEAL REF:** A/20/3247609  
**APPLICANT:** Mr Williams  
**DEVELOPMENT:** Outline application for a residential dwelling with access and scale considered.  
**LOCATION:** LAND OPPOSITE 1 GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW  
**DECIDED:** 29/01/2020  
**DECISION:** Refused

**APPEAL RECEIVED:** 18/03/2020  
**APPEAL DECIDED:** 24/06/2020  
**APPEAL DECISION:** Dismissed

**APPLICATION NO:** 19/0814  
**APPEAL REF:** A/20/3247829  
**APPLICANT:** Mr Williams  
**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  
**DECIDED:** 06/02/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 26/02/2020  
**APPEAL DECIDED:** 26/06/2020  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 19/0712  
**APPEAL REF:** A/20/3248201  
**APPLICANT:** Mr C Cousins  
**DEVELOPMENT:** Detached dwelling with triple garage (Amended Plans received 18th October 2019).  
**LOCATION:** LAND AT THE REAR OF OAKLANDS BUNGALOW 1 TO 4 WERFA LANE, ABER-NANT, ABERDARE  
**DECIDED:** 28/11/2019  
**DECISION:** Refused  
**APPEAL RECEIVED:** 23/03/2020  
**APPEAL DECIDED:** 29/06/2020  
**APPEAL DECISION:** Dismissed



**RHONDDA CYNON TAF**

**PLANNING & DEVELOPMENT COMMITTEE**

**16 JULY 2020**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**1. PURPOSE OF THE REPORT**

Members are asked to determine the planning applications outlined in Appendix 1.

**2. RECOMMENDATION**

To approve the applications subject to the reasons outlined in Appendix 1.

1. Application No. 18/0880 - Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works (Amended description received 03/10/2016) (Listed Building Consent). (Amended Heritage Impact Assessment Received 12/07/2019), 1 Fothergill Street, Treforest, Pontypridd
2. Application No 18/0886 - Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works, 1 Fothergill Street, Treforest, Pontypridd
3. Application No. 19/0323 - Application for the discharge of Condition 8 of Planning Permission 13/0466/15 (allowed at appeal APP/L6940/A/14/2212351) to provide a revised restoration scheme to that previously approved under Discharge of Condition Consent 17/0525) (Amended description 10 April 2019) (Additional information received 04/09/2019) (Additional information received 29/04/20), Tower Colliery Railhead, Rhigos Mountain Road, Rhigos, Hirwaun, Aberdare
4. Application No. 19/0882 - Temporary farmhouse, glamping pods, storage building and associated development (Amended site location plan, description and changes to position of glamping pods and storage building received 10th and 16th March 2020), Fernhill Farm, Caroline Street, Blaenrhondda

5. Application No. 20/0309 - Proposed affordable housing development (9 no. flats). (Revised plans, reducing height of rear annexe, received 3rd June 2020), Royal Mail Treorchy Delivery Office, 22-23 High Street, Treorchy
6. Application No. 20/0348 - Conversion of former Chapel & school room to 1 x one-bedroom flat and 4 x two-bedroom flats (reconsultation due to corrected address), Noddfa Chapel, High Street, Ynysybwl, Pontypridd

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**as amended by**

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**PLANNING & DEVELOPMENT COMMITTEE**

**DATE**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**REPORT**

**OFFICER TO CONTACT**

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**

**MR J BAILEY  
(Tel: 01443 281132)**

**See Relevant Application File**



**RHONDDA CYNON TAF**

**PLANNING & DEVELOPMENT COMMITTEE**

**16 JULY 2020**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**1. PURPOSE OF THE REPORT**

Members are asked to determine the planning applications outlined in Appendix 1.

**2. RECOMMENDATION**

To approve the applications subject to the reasons outlined in Appendix 1.

1. Application No. 20/0146 - Customer car port and first floor reception area (Amended plans received 29/05/2020), Ty Ysgol Blaencwm, Hendrewen Road, Blaencwm, Treherbert



**LOCAL GOVERNMENT ACT 1972**

**as amended by**

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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**DATE**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**REPORT**

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**

**OFFICER TO CONTACT**

**MR J BAILEY  
(Tel: 01443 281132)**

**See Relevant Application File**

**Report for Development Control Planning Committee**

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**Rhigos**

**20/0310/10** Decision Date: 24/06/2020  
**Proposal:** Proposed extension and refurbishment.

**Location:** 7 HEOL-Y-GRAIG, RHIGOS, ABERDARE, CF44 9YY

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**Aberdare West/Llwydcoed**

**20/0378/10** Decision Date: 22/06/2020  
**Proposal:** Replacement of existing conservatory with a single storey extension for use as day rooms and refreshment area with associated outside seating area.

**Location:** YSGUBORWEN RESIDENTIAL CARE HOME, ABERNANT ROAD, ABER-NANT, ABERDARE, CF44 0AX

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**Aberdare East**

**20/0190/10** Decision Date: 25/06/2020  
**Proposal:** Demolition of existing rear extension. Replace with ground floor extension and hip to gable roof conversion.

**Location:** 19 THE GROVE, ABERDARE, CF44 7NA

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**20/0376/10** Decision Date: 24/06/2020  
**Proposal:** Two storey extension.

**Location:** CARTREF, BRYNAWEL, ABERDARE, CF44 7PF

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**20/0398/10** Decision Date: 26/06/2020  
**Proposal:** Demolition of single extension and construction of new 2 storey extension.

**Location:** 1 LAMBERT TERRACE, GADLYS, ABERDARE, CF44 8AT

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**Mountain Ash West**

**20/0453/10** Decision Date: 24/06/2020  
**Proposal:** Proposed off-street parking facility.

**Location:** LAND REAR OF 1 & 2 POLICE HOUSES, BRYN IFOR, MOUNTAIN ASH, CF45 3AD

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**Penrhiwceiber**

**20/0428/10** Decision Date: 25/06/2020  
**Proposal:** Construction of single storey replacement stable block.

**Location:** 1 PERTHCELYN COTTAGES, ROAD TO PENTWYN UCHAF FARM, PERTHCELYN, MOUNTAIN ASH, CF45 3YJ

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**Report for Development Control Planning Committee**

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**Treorchy**

**20/0060/10** Decision Date: 02/07/2020  
**Proposal:** Proposed conversion of existing shop and living quarters into two flats and construction of rear detached garage. (Amended Plans Received 21/05/20)  
**Location:** 149 BUTE STREET, TREORCHY, CF42 6BN

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**20/0384/10** Decision Date: 25/06/2020  
**Proposal:** Alterations to existing parking bays to form rear double garage and raised garden terrace (amended 23/06/2020)  
**Location:** 62 TYNBEDW TERRACE, TREORCHY, CF42 6RL

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**Tonypandy**

**20/0432/10** Decision Date: 25/06/2020  
**Proposal:** Proposed first (upper) floor rear extension and internal modifications.  
**Location:** 30 CHARLES STREET, TONYPANDY, CF40 2AN

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**Porth**

**20/0374/15** Decision Date: 22/06/2020  
**Proposal:** Variation of condition 3 opening hours of planning permission 19/1226/10.  
**Location:** UNIT F, ALLIANCE CARPET MILLS, DINAS ENTERPRISE CENTRE, CYMMER ROAD, DINAS, PORTH, CF39 9BL

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**Rhondda**

**20/0438/10** Decision Date: 30/06/2020  
**Proposal:** Single storey rear extension.  
**Location:** 49 MOUND ROAD, MAESYCOED, PONTYPRIDD, CF37 1EF

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**Graig**

**20/0327/10** Decision Date: 02/07/2020  
**Proposal:** Change of use and conversion of redundant toilet block into office space for British Transport Police Operation.  
**Location:** PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

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**20/0328/12** Decision Date: 02/07/2020  
**Proposal:** Change of use and conversion of redundant toilet block into office space for British Transport Police Operation  
**Location:** PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

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**Report for Development Control Planning Committee**

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**Rhydyfelin Central**

**20/0418/10** Decision Date: 29/06/2020  
**Proposal:** Single storey side and rear extension with a driveway and drop kerb.  
**Location:** 152 MORIEN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5PT

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**Llantwit Fardre**

**20/0205/10** Decision Date: 29/06/2020  
**Proposal:** Two Storey and Single Storey Side Extension  
**Location:** WESTMOOR, HEOL CREIGIAU, EFAIL ISAF, PONTYPRIDD, CF38 1BG

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**20/0217/10** Decision Date: 02/07/2020  
**Proposal:** Change of use of post office (A1) to residential (C3).  
**Location:** ANGHORFA POST OFFICE, 14 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU

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**20/0358/10** Decision Date: 29/06/2020  
**Proposal:** Two storey side extension.  
**Location:** 32 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NT

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**Church Village**

**20/0269/19** Decision Date: 02/07/2020  
**Proposal:** 30% reduction to 1 Oak tree in rear garden boundary.  
**Location:** 25 HEOL LODWIG, CHURCH VILLAGE, PONTYPRIDD, CF38 1TG

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**Town (Llantrisant)**

**20/0157/10** Decision Date: 29/06/2020  
**Proposal:** Two storey side extension.  
**Location:** 42 HIGHDALE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QE

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**20/0447/10** Decision Date: 25/06/2020  
**Proposal:** Ground floor rear extension  
**Location:** 28 MAES CEFN MABLEY, LLANTRISANT, PONTYCLUN, CF72 8GA

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**Report for Development Control Planning Committee**

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**Talbot Green**

- 20/0337/10** Decision Date: 22/06/2020  
**Proposal:** Ground floor front addition and external alterations to existing dwelling and fenestrations.  
**Location:** 55 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN, CF72 8HR
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- 20/0448/10** Decision Date: 22/06/2020  
**Proposal:** Ground floor side & two-storey rear extension (Re-Submission of application 19/0228/10).  
**Location:** 40 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN, CF72 8HR
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**Pontyclun**

- 20/0379/10** Decision Date: 24/06/2020  
**Proposal:** Proposed replacement garage (part retrospective).  
**Location:** LAND TO THE EAST OF RAILWAY TERRACE, PONTYCLUN, TALBOT GREEN, CF72 8HP
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- 20/0392/10** Decision Date: 25/06/2020  
**Proposal:** Proposed single storey rear extension & first floor side extension over existing ground floor area.  
**Location:** 5 BEECHLEA CLOSE, MISKIN, PONTYCLUN, CF72 8PT
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**Llanharry**

- 20/0401/09** Decision Date: 22/06/2020  
**Proposal:** Lawful development for proposed garage.  
**Location:** FIR TREE HOLLOW, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD
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- 20/0430/10** Decision Date: 03/07/2020  
**Proposal:** Four bed dwelling with underground garage.  
**Location:** LAND ADJACENT TO 13 TYLACOCK, LLANHARRY, PONTYCLUN, CF72 9LS
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Total Number of Delegated decisions is 27

Report for Development Control Planning Committee

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**Aberdare East**

20/0427/13

Decision Date: 03/07/2020

**Proposal:** Re-submission of outline planning permission for a detached dwelling.

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

**Reason: 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.

Plasdraw Place is sub-standard in terms of vision splays at the junction with Plasdraw Road and has sub-standard junction radii to withstand the increase in vehicular movement by all types of vehicle which would potentially be in reverse gear increasing harm to all highway users.

Plasdraw Place leading to the proposed is oversubscribed with on-street car parking taking place on both sides of the carriageway and footways narrowing the available width to single file traffic and forcing pedestrians onto the carriageway increasing potential conflict with reversing vehicles to the detriment of safety of all highway users and free flow of traffic.

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

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**Cymmer**

19/0449/10

Decision Date: 01/07/2020

**Proposal:** Proposed 4 detached houses each with off road parking for 3 cars.

**Location:** LAND ADJACENT TO BRYNLLAN, TREBANOG, PORTH, CF39 9DU

**Reason: 1** By virtue of its location, the proposed development would harm the open nature of that part of the site designated as green wedge, and in this regard would constitute inappropriate development as defined by Planning Policy Wales.

In addition, in the absence of an ecological survey and justification for the use of a private foul water treatment plant, insufficient information has been submitted to demonstrate that any impact upon ecology at the application site can be adequately managed or the site can be satisfactorily drained.

Furthermore, the position of the fourth plot is considered to be detrimental to the outlook of the neighbouring occupiers of the nearest property to the north.

As such, the proposal conflicts with Policies AW2, AW5, AW8, AW10, NSA12 and NSA24 of the Rhondda Cynon Taf Local Development Plan.

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**Trallwn**

**20/0386/10**

Decision Date: 23/06/2020

**Proposal:** Proposed garage.

**Location:** 121 MERTHYR ROAD, PONTYPRIDD, CF37 4DG

**Reason: 1** Reason:

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 be built forward past the well-defined building line of the street. This is therefore considered to have an unacceptable impact on the character and appearance of the site and the surrounding area.

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Total Number of Delegated decisions is 3