



**PLANNING & DEVELOPMENT COMMITTEE**

**5 NOVEMBER 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 05/10/2020 – 23/10/2020.

Planning 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**

**5 NOVEMBER 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**

### APPEALS RECEIVED

**APPLICATION NO:** 20/0783  
**APPEAL REF:** A/20/3260541  
**APPLICANT:** Mr & Mrs Clarke  
**DEVELOPMENT:** Outline application for a residential dwelling.  
**LOCATION:** LAND ADJOINING NEW MOAT, BRIDGE STREET,  
ROBERTSTOWN, ABERDARE, CF44 8EU  
**APPEAL RECEIVED:** 03/10/2020  
**APPEAL START DATE:** 08/10/2020

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**APPLICATION NO:** 20/0814  
**APPEAL REF:** A/20/3260428  
**APPLICANT:** Silver Cloud Alpacas  
**DEVELOPMENT:** Functional special and essential needs agricultural dwelling for owner of Silver Cloud Alpacas (Re-submission of Application Ref: 19/1274/10).  
**LOCATION:** PANTYDDRAINAN FARM, LLANTRISANT ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ  
**APPEAL RECEIVED:** 01/10/2020  
**APPEAL START DATE:** 22/10/2020

### APPEAL DECISIONS RECEIVED

**APPLICATION NO:** 19/1049  
**APPEAL REF:** A/20/3256302  
**APPLICANT:** Parkgrove Developments Ltd.  
**DEVELOPMENT:** Construction of 51 bedroom nursing care home together with associated access, landscaping and infrastructure.  
**LOCATION:** LAND AT FORMER NIXONS WORKINGMENS CLUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HE  
**DECIDED:** 27/01/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 20/07/2020  
**APPEAL DECIDED:** 14/10/2020  
**APPEAL DECISION:** Dismissed

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**APPLICATION NO:** 20/0001  
**APPEAL REF:** A/20/3256639  
**APPLICANT:** Cartrefi Limited  
**DEVELOPMENT:** Change of use of ground floor of building from A2 (Bank) to C3 (Two Residential Units).  
**LOCATION:** NATWEST, 26 VICTORIA SQUARE, ABERDARE CF44 7LB  
**DECIDED:** 11/03/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 25/07/2020  
**APPEAL DECIDED:** 28/07/2020  
**APPEAL DECISION:** Dismissed

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**APPLICATION NO:** 20/0427  
**APPEAL REF:** A/20/3256764  
**APPLICANT:** Mr R Servini  
**DEVELOPMENT:** Re-submission of outline planning permission for a detached dwelling.  
**LOCATION:** SUMMERFIELD HOUSE, PLASDRAW PLACE, ABERNANT, ABERDARE, CF44 0NS  
**DECIDED:** 03/07/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 24/07/2020  
**APPEAL DECIDED:** 29/07/2020  
**APPEAL DECISION:** Dismissed

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**APPLICATION NO:** 20/0031  
**APPEAL REF:** A/20/3257054  
**APPLICANT:** Mr C Cousins  
**DEVELOPMENT:** 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  
**DECIDED:** 08/04/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 02/08/2020  
**APPEAL DECIDED:** 07/08/2020  
**APPEAL DECISION:** Dismissed

**Report for Development Control Planning Committee**

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**Aberdare West/Llwydcoed**

**20/0608/12** Decision Date: 19/10/2020  
**Proposal:** Removal of modern cement based render to external elevations to be replaced with new lime based render to original design and provision of new finial to apex of front gable.  
**Location:** HEN DY CWRDD, ALMA STREET, TRECYNON, ABERDARE

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**Cwmbach**

**20/0639/10** Decision Date: 05/10/2020  
**Proposal:** Demolition of existing 'conservatory' to rear and detached single garage. Construction of single storey rear extension.  
**Location:** 85 LLANGORSE ROAD, CWMBACH, ABERDARE, CF44 0LD

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**Mountain Ash East**

**20/0626/10** Decision Date: 13/10/2020  
**Proposal:** Conservatory to rear.  
**Location:** 2 BLACKBERRY PLACE, THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4EA

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**Mountain Ash West**

**20/0668/10** Decision Date: 14/10/2020  
**Proposal:** Single storey extension.  
**Location:** 17 GLENBROOK, MOUNTAIN ASH, CF45 3DH

**20/0875/10** Decision Date: 15/10/2020  
**Proposal:** Change of use from betting office to a photography studio, amendments to rear extension, changes to shopfront (amended plan received 06/10/2020).  
**Location:** WILLIAM HILL, 12-14 OXFORD STREET, MOUNTAIN ASH, CF45 3PL

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**Penrhiwceiber**

**20/0737/10** Decision Date: 20/10/2020  
**Proposal:** Single storey extension.  
**Location:** 13 EDWARDS STREET, MOUNTAIN ASH, CF45 3AJ

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**Ynysybwll**

**20/0533/10** Decision Date: 15/10/2020  
**Proposal:** Erection of round storage tank for the temporary storage of liquid fertiliser (26m diameter x 3m high)  
**Location:** MYNACHDY FARM, MYNACHDY ROAD, YNYSYBWL, PONTYPRIDD, CF37 3PP

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**Report for Development Control Planning Committee**

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**Treherbert**

**20/0881/10**

Decision Date: 20/10/2020

**Proposal:**

Change of use from Social Club / Pub A3 to Martial Arts Fitness Centre D2.

**Location:**

FORMER TYNEWYDD LABOUR CLUB, MARGARET STREET, TYNEWYDD, TREHERBERT, CF42 5LT

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**Treorchy**

**20/0933/10**

Decision Date: 09/10/2020

**Proposal:**

Ground floor rear extension with a flat roof.

**Location:**

35 CEMETERY ROAD, TREORCHY, CF42 6TB

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**Tonypandy**

**20/0854/10**

Decision Date: 15/10/2020

**Proposal:**

Change of use from A1 to A3 Cafe.

**Location:**

6 DUNRAVEN STREET, TONYPANDY, CF40 1QE

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**Penygraig**

**20/0897/10**

Decision Date: 21/10/2020

**Proposal:**

New build 3 bedroom detached house.

**Location:**

LAND ADJACENT TO 44 BRANSBY ROAD, PENYGRAIG, TONYPANDY

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**20/0997/10**

Decision Date: 16/10/2020

**Proposal:**

Demolition of existing single story rear extension and erection of new single story rear extension.

**Location:**

1 LLANFAIR ROAD, PENYGRAIG, TONYPANDY, CF40 1TA

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**Porth**

**20/0832/10**

Decision Date: 13/10/2020

**Proposal:**

Detached garage to rear garden.

**Location:**

67 CEMETERY ROAD, PORTH, CF39 0BL

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**20/0867/10**

Decision Date: 16/10/2020

**Proposal:**

Alteration, extension and change of use to an A3 Cafe / Bar.

**Location:**

26 HANNAH STREET, PORTH, CF39 9RB

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**Report for Development Control Planning Committee**

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**Ynyshir**

**20/0887/10** Decision Date: 21/10/2020  
**Proposal:** First floor rear extension and bay window to front elevation.  
**Location:** 23 UPPER GYNOR PLACE, YNYSHIR, PORTH, CF39 0NW

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**Tylorstown**

**20/0869/10** Decision Date: 15/10/2020  
**Proposal:** Extension of garden curtilage to the rear and raised platform decking (Retrospective).  
**Location:** 32 HENDREFADOG STREET, TYLORSTOWN, FERNDAL, CF43 3DG

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**20/0890/10** Decision Date: 19/10/2020  
**Proposal:** First floor extension.  
**Location:** 6 UPPER TERRACE, STANLEYTOWN, FERNDAL, CF43 3EU

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**Ferndale**

**20/0613/10** Decision Date: 19/10/2020  
**Proposal:** Construction of a rear store with patio area.  
**Location:** 16 PRINCESS STREET, BLAENLLECHAU, FERNDAL, CF43 4PE

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**20/0820/10** Decision Date: 07/10/2020  
**Proposal:** Two-storey rear extension.  
**Location:** 32 NORTH ROAD, FERNDAL, CF43 4PS

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**Report for Development Control Planning Committee**

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**Cilfynydd**

**20/0660/10** Decision Date: 06/10/2020

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

**Location:** 20 BEDW ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NU

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**Town (Pontypridd)**

**20/0927/10** Decision Date: 14/10/2020

**Proposal:** External refurbishment of 89 and 90 Taff Street to include the replacement of doors, windows and frames (not including the shop fronts) using aluminium framed double glazed units. Repair and redecoration of all

**Location:** 89 & 90 TAFF STREET, PONTYPRIDD, CF37 4SL

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**20/0952/10** Decision Date: 14/10/2020

**Proposal:** Proposed new shop fronts and external modifications.

**Location:** 42 MILL STREET, PONTYPRIDD, CF37 2SN

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**Rhondda**

**20/0605/10** Decision Date: 21/10/2020

**Proposal:** Creation of hardstanding and extension to existing stable block (retrospective) (amended plans received 12/10/2020).

**Location:** STABLES, REAR OF DANYLAN ROAD, MAESYCOED, PONTYPRIDD

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**Hawthorn**

**20/0686/10** Decision Date: 06/10/2020

**Proposal:** Installation of new mechanical plant (amended plans, acoustic report and amended description received 18/08/20).

**Location:** CASTLE BINGO, MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR

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**Report for Development Control Planning Committee**

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**Llantwit Fardre**

**20/0364/10** Decision Date: 19/10/2020  
**Proposal:** New access road. Ecology Survey, Flood Consequences Assessment and revised plan (to introduce turning head and improved passing bay) received 30th September 2020. Revised location plan details (to include  
**Location:** FARMHOUSE, TY MAWR FARM, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

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**20/0757/10** Decision Date: 22/10/2020  
**Proposal:** Proposed first floor extension above garage and single storey rear extension.  
**Location:** 92 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

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**20/0762/10** Decision Date: 15/10/2020  
**Proposal:** Single storey rear extension and garage conversion.  
**Location:** 19 MALUS AVENUE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PZ

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**20/0902/10** Decision Date: 23/10/2020  
**Proposal:** Decking within rear garden and extended driveway to side of property.  
**Location:** MOUNT PLEASANT, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EN

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**20/1095/09** Decision Date: 15/10/2020  
**Proposal:** Certificate of lawful development for a single storey rear extension.  
**Location:** 5 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ

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**Church Village**

**20/0800/10** Decision Date: 14/10/2020  
**Proposal:** Detached garage and single storey sunroom to rear of property.  
**Location:** 14 ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1DA

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**Gilfach Goch**

**20/0595/10** Decision Date: 13/10/2020  
**Proposal:** Conversion of garage to bakery (Amended red line plan received 19/08/2020, Amended floor plan and elevations received 16/09/2020).  
**Location:** TREM Y CWM, HENDREFORGAN CRESCENT, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8YH

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**Report for Development Control Planning Committee**

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**Tonyrefail West**

- 20/0620/10** Decision Date: 15/10/2020  
**Proposal:** Extension to patio and provision of 2m high fence and provision of steel/glass balustrade on top of patio.  
**Location:** 44 RHYS STREET, EDMONDSTOWN, TONYPANDY, CF40 1NS
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- 20/0928/10** Decision Date: 22/10/2020  
**Proposal:** Single storey rear extension and 2 small rear dormer window extensions (Amended plans received 28/09/2020).  
**Location:** 51 MOUNTAIN VIEW, TONYREFAIL, PORTH, CF39 8JG
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**Tonyrefail East**

- 20/0733/10** Decision Date: 15/10/2020  
**Proposal:** Change of use of rear banking into amenity area tied to dwelling.  
**Location:** 16 GELLI'R HAIDD, TONYREFAIL, PORTH, CF39 8AP
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- 20/0893/09** Decision Date: 21/10/2020  
**Proposal:** Single storey rear extension.  
**Location:** 9 COLLENNA ROAD, TONYREFAIL, PORTH, CF39 8EL
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**Beddau**

- 20/0781/10** Decision Date: 05/10/2020  
**Proposal:** Two storey rear extension, convert room back into garage.  
**Location:** 86 CLOS MYDDLIN, BEDDAU, PONTYPRIDD, CF38 2JT
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- 20/0901/10** Decision Date: 20/10/2020  
**Proposal:** Conversion of garage to living space, first floor extension  
**Location:** 29 HEOL HENSOL, BEDDAU, PONTYPRIDD, CF38 2LP
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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between:**

**05/10/2020 and 23/10/2020**

**Report for Development Control Planning Committee**

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**Town (Llantrisant)**

**20/0771/10** Decision Date: 15/10/2020  
**Proposal:** Changes to external appearance of dwelling, juliet balconies and internal alterations to layout.  
**Location:** TAIRGWAITH, HEOL LAS, LLANTRISANT, PONTYCLUN, CF72 8EG

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**20/0850/10** Decision Date: 15/10/2020  
**Proposal:** Proposed garage.  
**Location:** AWELFRYN, CAE PANTGLAS, YNYSMAERDY, PONTYCLUN, CF72 8GX

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**20/0888/10** Decision Date: 15/10/2020  
**Proposal:** Removal of existing conservatory, garage conversion, raised terrace and stairs.  
**Location:** 44 DESPENSER AVENUE, LLANTRISANT, PONTYCLUN, CF72 8QA

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**Llanharry**

**20/0808/10** Decision Date: 07/10/2020  
**Proposal:** Replace conservatory with a single storey rear extension.  
**Location:** 3 COED MIERI, TYLA GARW, PONTYCLUN, CF72 9UW

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**20/0838/09** Decision Date: 12/10/2020  
**Proposal:** Single storey rear extension.  
**Location:** 18 HEOL YSGAWEN, LLANHARRY, PONTYCLUN, CF72 9GD

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**Llanharan**

**20/0690/10** Decision Date: 13/10/2020  
**Proposal:** Build a porch with pitched roof to front of property.  
**Location:** 22 ROBERT STREET, LLANHARAN, PONTYCLUN, CF72 9RG

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

**05/10/2020 and 23/10/2020**

**Report for Development Control Planning Committee**

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**Brynna**

**20/0628/10** Decision Date: 06/10/2020

**Proposal:** First floor rear extension.

**Location:** 31 WILLIAMS STREET, BRYNNA, PONTYCLUN, CF72 9QJ

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**20/0847/10** Decision Date: 07/10/2020

**Proposal:** Single storey rear extension

**Location:** 77 FFORDD DOL Y COED, LLANHARAN, PONTYCLUN, CF72 9WA

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**20/0871/10** Decision Date: 15/10/2020

**Proposal:** Front and rear dormers.

**Location:** 5 RED ROOFS CLOSE, PENCOED, BRIDGEND, CF35 6PH

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Total Number of Delegated decisions is 46

**Aberdare West/Llwydcoed**

**20/0409/10** Decision Date: 21/10/2020

**Proposal:** Erection of 4 detached dwellings. Retention of existing dwelling and associated works (amended red line boundary plan rec. 24/08/2020; amended elevation plans rec. 25/08/2020; additional supporting information rec. 25/08/2020)

**Location:** BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UL

**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

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**Aberdare East**

**20/0823/10** Decision Date: 16/10/2020

**Proposal:** Proposed partial change of use from commercial to create 8 flats and associated works.

**Location:** 22-22A CARDIFF STREET, ABERDARE, CF44 7DP

**Reason: 1** REASONS

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.

The proposed residential use, in the form of 8 no. flats is considered to represent an inappropriate conversion that would result in the creation of poor quality living accommodation contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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Cilfynydd

20/0906/10

Decision Date: 21/10/2020

**Proposal:** Construction of a two storey three bedroom house

**Location:** LAND OPPOSITE NOS 3 & 4 PARK PLACE, CILFYNYDD, PONTYPRIDD

- Reason: 1** Due to its location within a designated Zone C2 as defined by the Development Advice Maps referred to under Technical Advice Note 15: Development and Flood Risk, the proposed development is at risk of flooding. The proposed development is therefore contrary to the policy set out in Technical Advice Note 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan, and is unacceptable in principle.
- Reason: 2** The proposed additional use of Park Place, which is sub-standard by way of access and is lacking in continuous footway provision, turning area and width of carriageway due to existing high on-street car parking demand, would increase hazards to all highway users and impact on free flow of traffic. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** The proposed access lacks an adequate turning area to cater for vehicular turning movements to and from the site and would therefore create hazards to the detriment of highway and pedestrian safety. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 4** The proposal will result in additional on-street parking in an area where there is already substantial demand to the detriment of highway safety. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 5** The proposal will result in vehicular reversing movements along Park Place by all types of vehicle out onto Cilfynydd Road to perform a turn to the detriment of safety of all highway users. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
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**Report for Development Control Planning Committee**

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**Graig**

**20/0894/10** Decision Date: 20/10/2020

**Proposal:** 4 bedroom dormer bungalow at Panorama D.

**Location:** PANORAMA D, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU

**Reason: 1** On account of its height, layout and proximity to the neighbouring dwelling, known as The Maples, the development would be overbearing and harmful to the outlook and privacy of neighbouring occupiers.

In addition, the shortfall in off-street parking provision would result in the creation of on-street parking demand to the detriment of highway safety and the free flow of traffic.

Therefore the proposed development would not be in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan or the Council's SPG for Access, Circulation and Parking Requirements

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**Church Village**

**20/0729/10** Decision Date: 21/10/2020

**Proposal:** Change of use of garage into a utility room/store and reception/office.

**Location:** 7 ANEURIN BEVAN DRIVE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GD

**Reason: 1** The proposed will result in additional on-street car parking impacting on the free passage of vehicular and pedestrian movement to the detriment of safety of all highway users and increasing potential maintenance issues to the council to the detriment of pedestrian safety.

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