



CYNGOR BWRDEISTREF SIROL
RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL

GWŶS I GYFARFOD PWYLLGOR

C Hanagan
Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu
Cyngor Bwrdeistref Sirol Rhondda Cynon Taf
Y Pafiliynau
Parc Hen Lofa'r Cambrian
Cwm Clydach, CF40 2XX

Dolen gyswllt: Jess Daniel - Swyddog Gwasanaethau Democrataidd ac Ymgysylltu
(07385401877)

Bydd cyfarfod hybrid o'r **Pwyllgor Cynllunio a Datblygu** yn cael ei gynnal ar **DYDD IAU, 19EG HYDREF, 2023** am **3.00 PM**.

Bwriedir i'r cyfarfod yma gael ei weddarlledu'n fyw, mae rhagor o fanylion am hyn [yma](#)

MAE MODD I AELODAU NAD YDYN NHW'N AELODAU O'R PWYLLGOR AC AELODAU O'R CYHOEDD [OFYN I ANNERCH Y PWYLLGOR YN YSTOD Y CYFARFOD](#) SY'N YMWNEUD Â'R MATER SYDD WEDI'I NODI. RYDYN NI'N GOFYN EICH BOD CHI'N RHOI GWYBOD AM EICH BWRIAD I SIARAD DRWY E-BOSTIO GWASANAETHAUCYNLLUNIO@RCTCBC.GOV.UK ERBYN 5PM AR DYDD MAWRTH, 17 HYDREF 2023, GAN NODI A FYDDWCH CHI'N SIARAD YN GYMRAEG NEU'N SAESNEG.

MAE'N BOSIB BYDD TREFN YR AGENDA'N NEWID ER MWYN HWYLUSO BUSNES Y PWYLLGOR.

AGENDA

Tudalennau

1. DATGAN BUDDIANT

Derbyn datganiadau o fuddiannau personol gan Aelodau yn unol â'r Cod Ymddygiad.

Nodwch:

1. Mae gofyn i Aelodau ddatgan rhif a phwnc yr agendwm mae eu buddiant yn ymwneud ag ef a mynegi natur y buddiant personol hwnnw; a
2. Lle bo Aelodau'n ymneilltuo o'r cyfarfod o ganlyniad i ddatgelu buddiant sy'n rhagfarnu, **rhaid** iddyn nhw roi gwybod i'r Cadeirydd pan fyddan nhw'n gadael.

2. DEDDF HAWLIAU DYNOL 1998 A PHENDERFYNIADAU RHEOLI DATBLYGU

Nodi y dylai Aelodau o'r Pwyllgor, wrth benderfynu materion rheoli datblygu ger eu bron, roi sylw i'r Cynllun Datblygu ac, i'r graddau y bo hynny yn berthnasol, i unrhyw ystyriaethau perthnasol eraill. Rhaid i Aelodau, wrth ddod i benderfyniadau, sicrhau nad ydyn nhw'n gweithredu mewn modd sy'n anghyson â'r Confensiwn ar Hawliau Dynol fel y'i hymgorfforwyd mewn deddfwriaeth gan Ddeddf Hawliau Dynol 1998.

3. DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Nodi bod Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar gyrff cyhoeddus i gynnal datblygiadau cynaliadwy yn unol â'r egwyddor datblygu cynaliadwy, ac i weithredu mewn modd sy'n anelu at sicrhau y caiff anghenion y presennol eu diwallu heb amharu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion hwythau.

4. COFNODION 07.09.23

Cadarnhau cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 07.09.23 yn rhai cywir.

5 - 8

CEISIADAU A ARGYMHELLIR AR GYFER EU CYMERADWYO GAN Y CYFARWYDDWR MATERION FFYNIANT A DATBLYGU

5. CAIS RHIF: 23/0575

Amrywio amod 1 o gais 18/0617/15 i ychwanegu 5 mlynedd arall at y caniatâd presennol (cais gwreiddiol: 13/0758/10 – Datblygiad preswyl, adeiladu 3 uned dai gysylltiedig â 3 ystafell wely).

TIR GER 15 STRYD GROVER, GRAIG, PONTYPRIDD, CF37 1LD

9 - 24

6. CAIS RHIF: 23/0712

Cynnig i newid defnydd yr eiddo i Gartref Preswyl i Blant.

142 STRYD KENRY, TONYPANDY, CF40 1DD

25 - 36

7. CAIS RHIF: 23/0871

Cais cynllunio amlinellol ar gyfer siop bwyd a diod ategol arfaethedig hyd at 140 metr sgwâr (pob mater wedi'i gadw ac eithrio mynediad). Derbyniwyd cynllun lleoliad safle diwygiedig ar 13 Medi 2023 (i symud yr ardal mae modd ei datblygu o'r parth glo risg uchel).

BWYTY KENTUCKY FRIED CHICKEN, HEOL Y CYMER, DINAS, PORTH, CF39 9BL

37 - 48

8. CAIS RHIF: 23/0896

Dymchwel estyniadau presennol i gefn ac ochr yr adeilad, adeiladu estyniad deulawr i ochr yr adeilad ac estyniad llawr cyntaf. Mae hefyd yn cynnwys newid strwythur yr eiddo presennol a chynnal gwaith adnewyddu cyffredinol (Derbyniwyd cynllun lleoliad safle diwygiedig ar 13/09/2023)

BYNGALO CARTREF, LÔN HOBBS, HIRWAUN, ABERDÂR, CF44 9BU

49 - 58

CEISIADAU WEDI'U GOHIRIO

9. CAIS RHIF: 23/0576

Newid defnydd ac estyniad er mwyn darparu 7 fflat newydd a chadw uned breswyl bresennol ar yr ail lawr a gwelliannau i fannau masnachol.

22-22A STRYD CAERDYDD, ABERDÂR, CF44 7DP

59 - 76

ADRODDIAD ER GWYBODAETH

10. GWYBODAETH I AELODAU SY'N YMWNEUD Â'R CAMAU GWEITHREDU WEDI'U CYMRYD O DAN BWERAU DIRPRWYEDIG

Rhoi gwybod i Aelodau am y canlynol, ar gyfer y cyfnod 25/09/2023 – 06/10/2023

Penderfyniadau Cynllunio a Gorfodi – Apeliadau a Dderbyniwyd.

Penderfyniadau Dirprwyedig – Ceisiadau wedi'u cymeradwyo a'u gwrthod gyda rhesymau.

Trosolwg o Achosion Gorfodi.

Penderfyniadau Gorfodi Dirprwyedig.

77 - 166

11. MATERION BRYD

Trafod unrhyw eitemau sydd, yn ôl doethineb y Cadeirydd, yn faterion bryd yng ngoleuni amgylchiadau arbennig.

Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu

Cylchrediad: -

Aelodau o'r Pwyllgor Cynllunio a Datblygu:

Cadeirydd ac Is-gadeirydd y Pwyllgor Materion Rheoli Datblygu
(Y Cynghorydd S Rees ac Y Cynghorydd W Lewis)

Y Cynghorydd J Bonetto, Y Cynghorydd A Dennis, Y Cynghorydd S Emanuel,
Y Cynghorydd D Grehan, Y Cynghorydd G Hughes, Y Cynghorydd M Powell,
Y Cynghorydd J Smith, Y Cynghorydd L A Tomkinson ac Y Cynghorydd R Williams

Pennaeth Cynllunio
Pennaeth y Gwasanaethau Cyfreithiol
Pennaeth Datblygu Mawr a Buddsoddi
Uwch Beiriannydd



PWYLLGOR CABINET CYNGOR RHONDDA CYNON TAF PWYLLGOR CYNLLUNIO A DATBLYGU

Cofnodion o gyfarfod hybrid y Pwyllgor Cynllunio a Datblygu a gynhaliwyd Dydd Iau, 7
Medi 2023 am 3.00 pm

Cafodd y cyfarfod yma ei ddarlledu'n fyw, ac mae modd gweld y manylion [yma](#)

Y Cyngorwyr Bwrdeistref Sirol - Pwyllgor Cynllunio a Datblygu Aelodau oedd yn bresennol: -

Y Cyngorydd S Rees (Cadeirydd)

Y Cyngorydd W Lewis Y Cyngorydd S Emanuel
Y Cyngorydd L A Tomkinson Y Cyngorydd G Hughes
Y Cyngorydd J Smith
Y Cyngorydd R Williams

Roedd y Aelodau Pwyllgor Cynllunio a Datblygu canlynol yn bresennol ar-lein:-

Y Cyngorydd A Dennis Y Cyngorydd J Bonetto
Y Cyngorydd D Grehan
Y Cyngorydd M Powell

Swyddogion oedd yn bresennol: -

Mr J Bailey, Pennaeth Cynllunio
Mr S Humphreys, Pennaeth y Gwasanaethau Cyfreithiol
Mr A Rees, Uwch Beiriannydd

Y Cyngorwyr Bwrdeistref Sirol eraill oedd yn bresennol: -

Y Cyngorydd M Norris

83 DATGAN BUDDIANT

Yn unol â Chod Ymddygiad y Cyngor, ni wnaethpwyd unrhyw ddatganiadau mewn perthynas â'r agenda.

84 DEDDF HAWLIAU DYNOL 1998 A PHENDERFYNIADAU RHEOLI DATBLYGU

PENDERFYNWYD nodi y dylai Aelodau o'r Pwyllgor, wrth benderfynu ar faterion rheoli datblygu ger eu bron, roi sylw i'r Cynllun Datblygu ac, i'r graddau y bo hynny yn berthnasol, i unrhyw ystyriaethau perthnasol eraill. Rhaid i Aelodau, wrth ddod i benderfyniadau, sicrhau nad ydyn nhw'n gweithredu mewn modd sy'n anghyson â'r Confensiwn Ewropeaidd ar Hawliau Dynol fel y'i hymgorfforwyd mewn deddfwriaeth gan Ddeddf Hawliau Dynol 1998.

85 DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

PENDERFYNWYD nodi bod Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar gyrff cyhoeddus i gynnal datblygiadau cynaliadwy yn unol â'r egwyddor datblygu cynaliadwy, ac i weithredu mewn modd sy'n anelu at sicrhau y caiff anghenion y presennol eu diwallu heb amharu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion nhw.

86 COFNODION 03.08.23

PENDERFYNWYD cadarnhau'r cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 03.08.23 yn rhai cywir.

87 NEWID I DREFN YR AGENDA

Cytunodd y Pwyllgor y byddai'r agenda yn cael ei hystyried mewn trefn wahanol yn unol â'r manylion yn y cofnodion isod.

88 CAIS RHIF: 23/0294

Israniad, estyniad, newidiadau allanol i'r uned fanwerthu er mwyn iddi fod yn siop fwyd ac yn uned fanwerthu nwyddau nad ydyn nhw'n fwydydd gyda chaffi, newidiadau i'r ganolfan arddio, trefniadau mynediad i gerbydau cludo nwyddau, cynllun parcio, gwaith tirlunio a gwaith cysylltiedig arall ar y safle. WHAT STORES, YSTAD DDIWYDIANNOL PARC ABERAMAN, ABERAMAN, ABERDÂR, CF44 6DA

Yn unol â'r gweithdrefnau a gafodd eu mabwysiadu, derbyniodd y Pwyllgor y siaradwyr cyhoeddus canlynol a gafodd bum munud **yr un** i annerch yr Aelodau ynglŷn â'r cynnig uchod:

- Mr Rob Jones (Ymgeisydd)
- Mr Rob Mitchell (Gwrthwynebydd)

Arferodd yr Ymgeisydd, Mr Rob Jones, yr hawl i ymateb i sylwadau'r gwrthwynebydd.

Amlinellodd y Pennaeth Materion Cynllunio gynnwys llythyr 'hwyr' a dderbyniwyd yn gwrthwynebu'r cais.

Cyflwynodd y Pennaeth Materion Cynllunio y cais i'r Pwyllgor. Ar ôl trafod y cais, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad Cyfarwyddwr y Gwasanaeth Materion Ffyniant a Datblygu ar amod ychwanegol sy'n gofyn am fesurau ar gyfer gwelliannau ecolegol.

89 CAIS RHIF: 23/0165

Cadw garej/gweithdy ar wahân. 87 HEOL COED ISAF, MAES-Y-COED, PONTYPRIDD, CF37 1EN

Cyflwynodd y Pennaeth Materion Cynllunio'r cais i'r Pwyllgor. Ar ôl trafod y cais, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu.

90 CAIS RHIF: 23/0368

Newid defnydd o ystafell achlysuron i 4 ystafell gwely a brecwast. TAFARNDY THE PLOUGH INN, STRYD LEWIS, ABERAMAN, ABERDÂR, CF44 6PY

Amlinellodd y Pennaeth Materion Cynllunio gynnwys llythyr 'hwyr' a dderbyniwyd oddi wrth yr ymgeisydd yn nodi'r rhesymau dros y datblygiad arfaethedig.

Cyflwynodd y Pennaeth Materion Cynllunio'r cais i'r Pwyllgor. Ar ôl trafod y cais, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu.

91 CAIS RHIF: 23/0576

Ailgyflwyno cynnig i newid defnydd yn rhannol yn 22-22A Stryd Caerdydd i greu 7 fflat newydd a chadw'r uned breswyl ar yr ail lawr, yn ogystal â gwaith gwella'r manau masnachol ar yr islawr ac ar y llawr gwaelod. 22-22A STRYD CAERDYDD, ABERDÂR, CF44 7DP

(**Nodwch:** Ar y pwynt yma, gadawodd Cynghorydd y Fwrdeistref Sirol D Grehan y cyfarfod.)

Cyflwynodd y Pennaeth Materion Cynllunio'r cais i'r Pwyllgor ac ar ôl ei ystyried **PENDERFYNWYD** gohirio penderfynu ar y cais tan gyfarfod y Pwyllgor Cynllunio a Datblygu yn y dyfodol er mwyn ystyried y newidiadau arfaethedig ymhellach i ddatrys y gwrthwynebiadau blaenorol ac i drafod gyda'r ymgeisydd.

(**Nodwch:** Ar yr adeg yma yn y cyfarfod gadawodd Cynghorydd y Fwrdeistref Sirol W Lewis.)

92 CAIS RHIF: 23/0910

Gosod arwydd pren ar y gwair ger prif fynedfa'r parc. PARC COFFA YNYSANGHARAD, STRYD Y BONT, PONTYPRIDD

Cyflwynodd y Pennaeth Materion Cynllunio'r cais i'r Pwyllgor. Ar ôl trafod y cais, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu.

93 CAIS RHIF: 22/1321

Newid defnydd tŷ preswyl i fod yn gartref i blant (C2). 41 Heol y Coed, Trefforest, Pontypridd, CF37 1RH

Cyflwynodd y Pennaeth Materion Cynllunio'r cais, a gafodd ei gyflwyno'n

wreiddiol i'r Pwyllgor ar 17 Awst 2023, pan wrthododd yr Aelodau'r cais yn groes i argymhelliad y Cyfarwyddwr Gwasanaeth Materion Ffyniant a Datblygu (gweler Cofnod 76).

Trafododd yr Aelodau'r adroddiad pellach, a oedd yn tynnu sylw at gryfderau a gwendidau posibl cymeradwyo'r cais yn groes i argymhelliad Swyddogion. Yn dilyn trafodaeth, **PENDERFYNWYD** gwrthod y cais, a hynny'n groes i argymhelliad y Cyfarwyddwr Gwasanaeth Materion Ffyniant a Datblygu, am y rhesymau a nodwyd yn yr adroddiad pellach ac yn amodol ar ddiwygio'r cyfeiriad at 'Gynllun Datblygu Lleol' i'r canlynol: 'Cynllun Datblygu Lleol Rhondda Cynon Taf (CDLIRhCT)'.

94 CAIS RHIF: 23/0398

Newid defnydd o dŷ amfeddiannaeth (defnydd C4) i gartref i blant a gwaith cysylltiedig. (Cynllun Lleoliad Safle Diwygiedig wedi dod i law ar 08/06/2023) 37 Stryd Elisabeth, Aberdâr, CF44 7LN

Cyflwynodd y Pennaeth Materion Cynllunio'r cais, a gafodd ei gyflwyno'n wreiddiol i'r Pwyllgor ar 17 Awst 2023, pan wrthododd yr Aelodau'r cais yn groes i argymhelliad y Cyfarwyddwr Gwasanaeth Materion Ffyniant a Datblygu (gweler Cofnod 73).

Trafododd yr Aelodau'r adroddiad pellach, a oedd yn tynnu sylw at gryfderau a gwendidau posibl cymeradwyo'r cais yn groes i argymhelliad Swyddogion. Yn dilyn trafodaeth, **PENDERFYNWYD** gwrthod y cais, a hynny'n groes i argymhelliad y Cyfarwyddwr Gwasanaeth Materion Ffyniant a Datblygu, am y rhesymau a nodwyd yn yr adroddiad pellach ac yn amodol ar ddiwygio'r cyfeiriad at 'Gynllun Datblygu Lleol' i'r canlynol: 'Cynllun Datblygu Lleol Rhondda Cynon Taf (CDLIRhCT)'.

95 GWYBODAETH I AELODAU SY'N YMWNEUD Â'R CAMAU GWEITHREDU WEDI'U CYMRYD O DAN BWERAU DIRPRWYEDIG

PENDERFYNODD yr Aelodau dderbyn adroddiad y Cyfarwyddwr y Gwasanaeth Materion Cynllunio mewn perthynas â'r Penderfyniadau Apeliadau Cynllunio a Gorfodi a ddaeth i law, Cymeradwyaethau Penderfyniadau a Gwrthodiadau Dirprwyedig gyda rhesymau, Trosolwg o Achosion Gorfodi a Phenderfyniadau Gorfodi Dirprwyedig ar gyfer y cyfnod 07/08/2023 – 25/08/2023.

Daeth y cyfarfod i ben am 4.10 pm

**Y Cynghorydd S Rees
Cadeirydd.**

PLANNING & DEVELOPMENT COMMITTEE

19 October 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0575/15 (EL)
APPLICANT: Brickcraft
DEVELOPMENT: Variation of condition 1 of application 18/0617/15 - to extend the current consent by a further 5 years (original application: 13/0758/10 - Residential development, construction of 3 no. 3 bedroom linked housing units).
LOCATION: LAND ADJACENT TO 15 GROVER STREET, GRAIG, PONTYPRIDD, CF37 1LD
DATE REGISTERED: 05/07/2023
ELECTORAL DIVISION: Graig and Pontypridd West

Recommendation: Approve subject to conditions.

Reasons:

The current application seeks to extend the period of time within which the earlier approved planning permission may be implemented. It is considered that there has been no material change in planning circumstances since the previous approval that would warrant the refusal of this application.

The principle of the development remains acceptable, with the site being a parcel of land within settlement limits and in a sustainable location. The scheme is also considered acceptable in terms of its impacts upon the character and appearance of the area, amenity of existing residents and highway safety.

REASON APPLICATION REPORTED TO COMMITTEE

Three or more letters of objection have been received.

Application Details

This is an application under Section 73 of the Town & Country Planning Act 1990 seeking variation of condition 1 of planning permission 18/0617/15, which reads;

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 92 of the Town and Country Planning Act 1990.

The planning application effectively seeks to renew the earlier consent and extend the period of time within which the planning permission may be implemented. The original planning application (app. no. 13/0758/10) granted full planning permission for the construction of 3 no. 3 bedroom linked housing units on a parcel of land adjacent to 15 Grover Street, Graig, Pontypridd. This permission was subsequently renewed by application 18/0617/15. No changes to the previously approved layout or detail of the application are proposed as part of the current application.

The (previously approved) site layout details the construction of three properties, which would extend built development frontage along Grover Street in a north westerly direction. The houses are of conventional two storey construction and are not dissimilar to the established traditional terraced properties. The proposed development would provide 6no. parking spaces (some provided on street) and the access fronting the dwellings will be improved and tarmacked. The site layout plan also illustrates the formation of a footpath which would connect the development site and Grover Street with Sardis Road car park to the north west.

Site Appraisal

The application site is approximately 650sqm in area and lies at the north-western end of Grover Street, adjacent to number 15. The site is cleared, vacant parcel of land. Adjoining the northwest of the site the land slopes away down to meet Sardis Road public car park. A footpath which connects Grover Street with the Sardis Road car park also lies within the redline boundary of the application site. An access path serving the rear of terraced properties in Grover Street and Kirkhouse Street runs adjacent to the eastern boundary of the site between the application site and 15 Grover Street. The southwestern site boundary is defined by the rear boundary wall of a neighbouring residential property known as Ger-Y Nant (which is served off Kirkhouse Street). The adjacent residential properties mainly consist of traditional terraced properties of a mixed external finish of render and stone, with a scattering of new larger properties in brick and render along Kirkhouse Street.

Planning History

18/0617	Land adj. 15 Grover Steet, Graig, Pontypridd	Variation of Condition 1 of previous application 13/0758/10 to extend the approval for a further 5 years.	Granted with conditions 05/07/18
13/0758	Land adj. 15 Grover Steet, Graig, Pontypridd	Residential development, construction of 3 no. 3 bedroom linked housing units (Amended Plans Received)	Granted with conditions 28/20/13
08/1292	Land North/West Limit, Grover Street, Graig, Pontypridd.	Renewal of consent 05/1561/15 - Erection of a two storey block of residential flats.	Granted with conditions 13/10/08

05/1567	Land North/West Limit Grover Street, Graig, Pontypridd.	Renewal of consent 02/1027/15. - Erection of a two storey block of residential flats.	Granted with conditions 28/10/05
02/1027	Land North/West Limit Grover Street, Graig, Pontypridd.	Renewal of consent 99/2420/15 - erection of a two storey block of residential flats	Granted with conditions 09/09/02
99/2420	Land North/West Limit Grover Street, Graig, Pontypridd	Renewal of consent 95/0786 - Erection of a two storey block of residential flats.	Granted with conditions 27/07/99
95/0786	Land North/West Limit Grover St, Graig Pontypridd	Erection of a 2 storey block of residential flats (renewal of outline permission ref: 56/92/0925).	Granted with conditions 31/05/96
92/0925	Land North/West Limit Grover St, Graig, Pontypridd	Erection of a 2 storey block of residential flats (renewal of outline permission ref: 89/1062)	Granted with conditions 02/02/93
89/1062	Land to North West limit of Grover Street, Graig, Pontypridd	Residential flats (2 storey)	Granted with conditions 10/01/90
89/0788	Site of existing garages at N. western limit of Grover Street, Graig, Pontypridd	Erection of block of flats (3 storey)	Refused 23/10/89

Publicity

The application has been advertised via direct neighbour notification and the posting of site notices in the vicinity of the site. Four letters of objection have been received from residents, along with an objections from Pontypridd Town Council and comments from Councillor Leyshon and Councillor Brencher, which are summarised as follows;

Highway Safety

- It is commented that there is insufficient parking for the existing street.

- It is commented that the land that forms part of the application site is currently used by residents for parking and if the development proceeds then this will be lost.
- It is also commented that parking demand in the street would increase as a result of the development.
- Concerns are expressed with regard to the width of the footways proposed at 2.0 metres. It is suggested that if some of the footpaths were removed then this would enable residents to park in these areas.
- Concerns are expressed with regard to the fact that double yellow lines in the turning area would reduce on street parking opportunities.
- It is commented that residents have applied for parking permits, but these have been denied.
- It is commented that Albert Road has yellow lines, so overspill parking cannot take place here.
- Reference is made to the fact that residents of Birdsfield Cottages also park on Grover Street.
- It is commented that parking demand is increased further during the evenings.
- Reference is made to the Council's parking standards, and it is claimed that the existing development does not comply with these.
- Questions are raised with regard to whether the access will be adopted once complete.
- It is commented that the introduction of the new 'Health Park' at Dewi Sant Hospital has further increased congestion and traffic around the site. There is insufficient parking at the hospital site, forcing staff and patients to park in surrounding streets, including Grover Street.

Drainage

- Questions are raised with regard to how surface water run off from the development would be dealt with.
- Questions are raised with regard to the position of public sewers which cross the site and the fact that Dwr Cymru require protection zones around these which may prevent development.

General

- It is commented that the policy situation in relation to public amenity and parking has moved on since the permission was originally approved.
- It is commented that residents do not believe the issue of access, pavements and parking was given sufficient consideration in 2013 and this matter should now be reviewed.
- It is commented that much has changed since planning permission was originally approved on the site. They reference changes to, the local hospital, school closures, public transport and the number of cars in the community.
- It is commented that part of the application site is not owned by the applicant.

- Questions are raised over the accuracy of the position and width of the footpath which bounds the north western extent of the site.
- It is commented that not all residents of Grover Steet were notified directly of the development.
- It is also noted that consultation letters were sent during the holiday period when some residents were away.
- It is commented that preliminary works undertaken by the applicant on the land have already caused disruption to residents and the street. It is commented as part of the site have already been fenced off this has already removed parking areas, which were previously available to residents.
- One resident who is disabled has commented on how this has adversely affected her ability to leave her home.

Land Ownership

- The ownership of part of the land that forms the application site is in dispute. As part of the land that forms the application site is not within the ownership of the applicant, it is stated that a number of the residents are in discussions with regard to whether they are able to register this land under adverse possession. They note that whilst planning permission may be approved there is no guarantee that the developer will secure ownership.

Pontypridd Town Council – Objections raised. It is commented that the site is close to Dewi Sant hospital which is now used as a major centre for a large GP Practice, which serves residents of Pontypridd and Ynysybwl. It is claimed that parking here is already inadequate forcing patients to park in surrounding streets. As a result of its parking impacts, the development at Grover Street would put the quality of local residents' amenity at risk. Reference is also made to the Well-being of Future Generations (Wales) Act 2015, and it is claimed the development is contrary to this.

Cllr Leyshon – Concerns are expressed with regard to the further extension to the life of the permission. It is commented that residents have experienced problems with regard to the erection of temporary heras fences at the site, which in turn have limited their ability to park and turn at the end of the street. Reference is also made to the changes in the way in which Dewi Sant Hospital operates and the additional parking pressure this has generated.

Cllr Brencher – Concerns are expressed that there have been changes in circumstance since the approval of the previous permission at the site. Notably, changes in the way in which Dewi Sant Hospital operates as a 'Health Park' and the additional traffic and parking pressure this has generated. Reference is also made to the need to ensure a safe pedestrian access is maintained between Sardis Road car park and Grover Street. Recent activity at the site is also highlighted.

Consultation

Transportation Section – no objections raised conditions suggested.

Land Reclamation and Drainage – no objections raised subject to conditions which require details of drainage arrangements for the development.

Dwr Cymru – no objections raised, conditions suggested. It is also noted that the site is crossed by a public sewer and watermain and the developer should be made aware of Dwr Cymru's requirements in this regard.

Public Health and Protection – no objections raised.

Western Power – no objections raised.

Policy Context

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LPD for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

Indicates that the site is within the defined settlement limits of Pontypridd.

CS 2 sets out that in the Southern Strategy Area the emphasis will be on sustainable growth that benefits Rhondda Cynon Taf as a whole. CS2 (1) promotes residential development with a sense of place which respects the character and context of the Principal Towns and Key Settlements of the Southern Strategy Area.

AW 1 sets out the criteria for new housing proposals, commenting that the provision of new dwellings will be met by a number of methods, including the development of unallocated land within the defined settlement boundaries.

AW2 promotes development in sustainable locations.

AW 5 sets out criteria for new development in relation to amenity and accessibility.

AW6 sets out the criteria for new development in terms of design and place-making.

AW8 sets out the criteria for the protection and enhancement of the natural environment.

AW10 sets out the criteria for environmental protection and public health.

SSA11 requires residential developments to provide a density of 35 dwellings per hectare.

SSA13 sets out the criteria for new development within Settlement Boundaries.

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

- Policy 1 – Where Wales will grow – Employment/Housing/Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking

Other relevant policy guidance consulted:

PPW Technical Advice Note 18: Transport;

Reasons for Reaching the Recommendation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues

This is an application under Section 73 of the Town & Country Planning Act 1990 seeking variation of condition 1 of planning permission 18/0617/15. As such the planning application effectively seeks to renew the earlier consent and extend the period of time within which the development may be commenced, and the consent may be implemented. Therefore, the key consideration in the determination of this application is whether there has been a material change in circumstance since the grant of the previous consent, which would prevent the renewal of the application or justify the imposition of additional conditions to the permission.

Principle of development

In the assessment of any application for residential development, the first consideration must be the location of the site in planning policy terms. During the consideration of the 2018 application, the site was determined as being situated inside the defined settlement limits, in a sustainable location. In this regard, there has been no change in circumstance; the LDP identifies that the site is located within settlement limits, and it is considered that it still represents a sustainable location, being within walking distance of Pontypridd town centre, where a range of services and good public transport links are available. Similarly, it is acknowledged that since the approval of the original planning application national planning policy context has been updated by the issue of Planning Policy Wales 11 and Future Wales: The National Plan 2040 (FW2040). However, it is considered that the proposed development is consistent with the key principles and requirements of these. As such, it is considered that the principle of residential development remains acceptable, providing that, in accordance with the requirements of policies SSA13 and AW5, no adverse impacts result in terms of amenity, character and highway safety would result from the development.

Character and Appearance

Matters relating to the impact of the development upon the character and appearance of the site and its setting were considered in detail during the course of the original 2013 (13/0758/10) planning application and were re-assessed in subsequent submission to extend the life of the permission.

The original planning application gave approval for the construction of three link dwellings, arranged in order that they broadly followed the pattern of development that forms the terrace of Grover Street. Access would be gained via Grover Street, with car parking proposed to the front and side of the proposed dwellings. The plans indicate that the existing lane that serves the side (of no. 15) and connects with the rear of Grover Street would be retained, along with the footpath which runs parallel with the north western site boundary. The existing pedestrian access that connects Grover Street with Sardis Road would also be retained, with a formal footway being provided within the development site.

In terms of their appearance, the dwellings would be an uncomplicated design, being fairly modest 3-bedroom dwellings, with conventional ridge roof designs, and the plans indicating the use of traditional stonework to the front elevation and contemporary glazing. Overall, it is considered that the layout, scale and proportions and general appearance of the development, would not appear out of keeping with the general character of the area.

As outlined in preceding sections of the report, the current application seeks only to extend the 'life' of the outline planning permission and does not propose any changes to the previously approved scheme. Furthermore, it is not considered that the character of the surrounding area has changed dramatically in the period since the renewal of the most recent planning application. As such, in this regard, it is not considered that there has been a change in circumstance since 2018 that would lead to different conclusion. Therefore, it is considered that the scheme remains acceptable in terms of its impact upon the character and appearance of the area and therefore accords with the requirements of policies AW5 and AW6 of the Local Development Plan.

Amenity

Matters relating to the potential impacts of the development upon the amenities of neighbouring occupiers were considered in detail during the assessment of the original 2013 application and reviewed in subsequent Section 73 applications.

As set out above, the layout of the proposal means that the dwellings would be read, in plan, as a continuation of the terrace that forms the south west side of Grover Street. However, there would be a separation gap between no. 15 Grover Street (end of terrace property) and the development, in order that an existing side access lane be retained. In this configuration, with no side facing openings, it is not considered that either the levels of amenity or privacy that these occupiers enjoy would be compromised. Similarly, separation distances in the region of 26 metres would be achieved between the proposed dwellings and those opposite (to the north east) thereby limiting any potential for overlooking or loss of privacy. Whilst it is acknowledged that a further dwelling is located to the south west (rear) of the site, a cross section that accompanied the original planning application demonstrated that the application site occupies a position at a lower ground level to that of the neighbouring property, thereby limiting any potential for overshadowing or overlooking to an acceptable degree.

Overall, the assessment of the original application concluded that the levels of amenity and privacy, which neighbouring occupiers currently enjoy, would not be unacceptably harmed by the proposals and that the scheme was in accordance with policy AW5 of the Local Development Plan. Therefore, given that the scheme currently presented does not differ from that previously approved, it is considered that the proposal remains acceptable in this regard.

Highway Safety

As with the preceding issues, matters relating to highway safety were considered in full during the course of the original planning application.

It is noted however, that following the publicity of the application, many of the representations received referred to highway safety concerns. In particular, their representations express concern with regard to the nearby Dewi Sant Hospital, that now functions as a 'Health Park' from which a number of different facilities operate, including a GP Practice, covid vaccination centre and outpatient appointment centre. Residents have expressed concern that the change in the way the hospital functions, since the approval of the last planning application, has resulted in an increase in activity at the site, which in turn has resulted in both staff and visitors, who are unable to park within the site, looking for on-street car parking in the surrounding streets.

In order that this and all other matters relating to highway safety may be fully considered, the comments of the Council's Transportation Section were sought in connection with the application.

Access Leading to Site

Their observations comment that, in terms of access, this would be via Grover Street (that has a 7.3m wide carriageway) which is heavily subscribed by daytime on-street parking. It is noted that the on-street parking considerably reduces road space for free flow of traffic, that would result in reversing movements to the detriment of highway safety.

It is also commented that the visibility at its junction with Albert Road is sub-standard, where only 2.4m by 19m can be achieved, where the standard of 2.4m by 40m for a 30mph speed limit would be required in accordance with Manual for Streets (MfS). However, it is noted that the speed limit at this location will reduce to 20Mph in September 2023, reducing the required vision splay to 2.4m x 22m in accordance with Manual for Streets.

Reference is also made to the fact that Grover Street has no formal turning area at its end, to cater for calling delivery, emergency and delivery vehicles; as such the side lanes are utilised for this purpose, to enable vehicles to enter and leave the street in forward gear. It is noted that during the consideration of the previous planning applications at this site, at Planning Committee, Councillors requested a planning condition requiring a Traffic Regulation Order be progressed, to maintain a turning facility at this location. As such, a condition was applied to application previously approved, requiring the provision of double yellow lines to the turning area shown on the approved layout plan.

Private Shared Access

The layout plan Drawing No. PL-01 Rev. A, shows a segregated 2m wide footway that links with the footpath from Sardis Road Car Park, which extends towards Grover

Street, that would provide for safe and satisfactory pedestrian access. This is considered acceptable in principle, subject to detailed design.

Manual for Streets indicates that the desired footway width should be 2.0m for safe two way segregated safe pedestrian movement.

The private shared access varies in width between 4.2m to 5.0m, adjacent to the parallel parking fronting the new dwellings, with a 1.8m wide footway that would allow for safe and satisfactory pedestrian and vehicular access, which is acceptable in principle subject to detailed design.

Circulation

The comments of the Transportation Section confirm there is a lack of a formal turning area at the end of Grover Street, where the side lanes at the end of the street would be utilised for turning purposes. It is noted that the layout plan shows the extent of such a facility, that utilises the side lane adjacent to House No. 16, however this does not account for the presence of on-street parking.

Their observations also comment that any intensification of use of a sub-standard access, which lacks an adequate formal turning area and that would create additional hazards to the detriment of highway safety, would be of concern to the Highway Authority. However, it is noted that there is sufficient space for turning of parked vehicles within the private shared access to enable vehicles to enter and leave the site in forward gear, which is acceptable.

As set out above, when the previous planning application at the site was considered at Planning Committee, Councillors requested a planning condition requiring a Traffic Regulation Order to be progressed to maintain the turning facility at this location. As such, a condition was applied to the previous application requiring this.

Parking

In terms of parking, in accordance with the Council's Supplementary Planning Guidance: , the proposed development would require up to a maximum of 10 on-site spaces, including 1 space for visitors to be provided.

The proposed site plan indicates that 6 spaces will be provided within the application site, therefore, the proposal provides 2 spaces per unit. Taking into account the sustainable location of the site, being within walking distance of public transport and Pontypridd town centre, a reduction of 1 space per unit may be applied in accordance with the Council's parking guidelines and on this basis, the off-street car parking provision presented is considered acceptable. It is also noted that visitor car parking can take place in the Council owned car park, Sardis Road car park, with direct footway provision to the proposed.

Whilst it is acknowledged that both residents and Councillors have expressed some concern that the change in the way in which the Dewi Sant Hospital now functions has resulted in an increase in traffic movements in the area and placed increased pressures on existing on street parking demand. However, having assessed the

application, the Council's Transportation Section have concluded that this in itself would not represent a material change in circumstance that would lead to a conclusion different to that previously reached. Whilst it is acknowledged that the hospital now functions as a 'Health Park' and as a consequence offers a greater range of outpatient appointments and services to the public, as opposed to primarily 'ward based care', it remains as a health care facility that continues to provide a range of health care services to the public.

Overall, having undertaken a further re-assessment of the scheme, the comments of the Council's Transportation Section conclude by stating that, on the basis that there has been no material change to the access or surrounding highway network since the approval of the last planning application, the scheme remains acceptable in highway safety terms. As such, no highway objection has been raised, subject to the re-imposition of previous planning conditions.

Footpath

It is noted that an informal footpath runs along the north western site boundary, connecting with Kirkhouse Street. Councillor Brencher had expressed some concern that during the course of some investigative ground works undertaken on site recently, this informal footpath had been partially obstructed by the position of temporary heras fencing. Whilst the footpath does not have any formal status as a public right of way, local Councillors and residents have indicated that it is a well-used route. Having reviewed the layout plan, which was approved as part of the original planning permission, it is apparent that this footpath is clearly illustrated on the plan. As such, it is considered that there is sufficient scope within the previously approved scheme to accommodate the proposed development, whilst retaining the footpath in question.

Drainage

As with the preceding issues, matters relating to land drainage were considered in full during the course of the original 2018 planning application.

It is noted however that following the publicity of the application, one of the representations received refers to land drainage concerns, notably that the current application is not accompanied by a drainage strategy for the site. In response to this point, it is acknowledged that the current plans do not include detailed drainage arrangements for the development. However, it is considered reasonable to deal with such matters by the use of condition. Following consultation, the Council's Flood Risk Management Team have confirmed that they raise no objections to the scheme but recommend the use of a condition, which would require the applicant to prepare a detailed drainage strategy for the site, prior to commencement of development.

Similarly, whilst it is noted that Dwr Cymru have highlighted that there are assets located in the application site, they have not raised an objection to the proposals. As such, it is the responsibility of the developer, to engage in direct discussions with Dwr

Cymru, to accurately locate the position of the assets and to ensure that any appropriate protection zones to these are respected.

Finally, in addition to the above, the developer will be required under Schedule 3 of the Flood and Water Management Act 2010, to submit an application to the Sustainable Drainage Systems (SuDS) Approval Body (SAB) and gain approval prior to works commencing on site, this will cover the technical detail associated to the site in accordance with the 'Welsh Governments National Standards for SuDs in Wales'.

Land Ownership

It is noted that following the publicity of the planning application, certain residents have highlighted the fact that the applicant does not have ownership of the entire site. The applicant has confirmed that this is the case, and has completed the relevant certifications accordingly. Whilst the comments of residents are noted, and it is acknowledged that the applicant may be unable to implement any permission granted until all legal matters relating to the ownership of the unregistered land have been resolved; this in itself would not present a reason for the refusal of the planning application, as land ownership is not a material consideration in the determination of a planning application.

Community Infrastructure Levy (CIL) Liability – Outline applications

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended and the application lies within Zone 2 of Rhondda Cynon Taf's Residential Charging Zones where there is a liability of £40 per sqm for residential development. As this is a section 73 application which extends the time limit to commence the original development that was granted prior to the introduction of the Community Infrastructure Levy, the charge is therefore nil.

Conclusion

Having taken account of all of the issues outlined above, it is considered that there has been no material change in planning circumstances, since the approval of the previous submission, that would warrant the refusal of this application. As previously reported, the site is situated in a sustainable location, an access can be provided without adversely affecting highway safety and it is physically large enough to accommodate the dwellings and parking. Furthermore, the development is considered acceptable in terms of its relationship to the existing pattern of development and character of the area; and it is considered that, as a result of the layout presented any impacts on neighbouring amenity would be limited to a point that is considered acceptable in planning terms. Whilst it is acknowledged that the way in which the nearby Dewi Sant Hospital functions has evolved since the approval of the last planning application at the site, it is not considered that the impacts arising from this represent a material change that would be so great as warrant the refusal of the current

application; which seeks only to extend the life of the original planning permission. As such, the application is recommended for approval subject to the conditions specified below.

RECOMMENDATION: Approve

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

Site location plan drawing no. LP-01 Rev A
Proposed site plan drawing no. PL-01 RevA
Proposed ground floor plan drawing no. PL-02 Rev A
Proposed elevations drawing no. PL-05 Rev A
Proposed sections A_A drawing no. PL-06
Proposed first floor plan drawing no. PL-03
Proposed elevations 01 & 02 drawing no. PL-04
Existing site plan drawing no. SV-01
Existing site topographic plan drawing no SV-02

and documents received by the Local Planning Authority on 30/05/23 and 05/07/23 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Construction works on the development shall not take place other than during the following times:

- Monday to Friday 08:00 to 18:00 hours;
- Saturday 0800 to 13:00 hours;
- Not at any time on Sundays, Bank or Public holidays.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the submitted details, a 2m wide segregated footway that links the footpath from Sardis Road Car Park to the footway adjacent to No. 16 Grover Street shall be provided in accordance with full engineering design and details to be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved details shall be

carried out to the satisfaction of the Local Planning Authority prior to beneficial occupation of the dwellings.

Reason: In the interests of pedestrian safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. Prior to the beneficial occupation of the dwellings hereby approved, the parking areas shall be constructed in permanent materials and retained thereafter for the purposes of parking only unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. Surface water run-off from the proposed parking areas shall not discharge onto the public highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of pedestrian safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

7. Prior to the commencement of development, details of traffic management and wheel washing facilities shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that mud and debris are not deposited from the construction site onto the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

9. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

10. No development shall commence on site until the Traffic Regulation Order, requiring the provision of double yellow lines to the turning area shown on the approved layout plan, has been appropriately approved and implemented at the site.

Reason: In the interests of highway safety in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

PLANNING & DEVELOPMENT COMMITTEE

19 October 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0712/10 (JE)
APPLICANT: Lolly Support Services
DEVELOPMENT: Proposed change the use of the property into a Children's Residential Home.
LOCATION: 142 KENRY STREET, TONYPANDY, CF40 1DD
DATE REGISTERED: 07/07/2023
ELECTORAL DIVISION: Tonypandy

RECOMMENDATION: APPROVE

REASONS: The application site is in a predominantly residential area and a highly sustainable location with good access to public transport and key services and facilities, which is considered acceptable. The site also relates to an existing residential property and, other than an element of care and the presence of a small number of staff, the proposed use would continue to be residential in nature.

Furthermore, the proposal would not involve external alterations and would not impact upon the character and appearance of the application property or upon the amenity and privacy of surrounding properties. Nor would it have any adverse impact upon highway safety in the vicinity of the site.

REASON APPLICATION REPORTED TO COMITTEE

- More than 3 letters of objection have been received.

APPLICATION DETAILS

Full planning permission is sought for the conversion of an existing residential dwelling (Use Class C3) to a residential Children's Home (Use Class C2) at 142 Kenry Street, Tonypandy.

The proposal would be facilitated through internal conversion of the property only with no external works or enlargement of the property proposed. The proposal would see the following layout:

Ground Floor

- 1no. Bedroom
- Living Room

- Kitchen
- Bathroom
- Cloak Room

First Floor

- 2no. Bedrooms
- Office/sleep room

Externally, the property benefits from an outdoor amenity space and a detached garage to the rear.

The supporting information notes that the care home would have a maximum capacity of 3no. residents. When the home is fully occupied, the staffing ratio throughout the day would be 1no. manager, 1no. duty manager, 1no. shift lead/ senior and 2no. residential care workers. Overnight, there would be 2no. night staff with a senior or support worker on sleep and 1no. on a waking shift.

SITE APPRAISAL

The application property relates to a traditional mid terrace dwelling located within a residential area of Tonpandy. To the front the property is set back and elevated from the highway at Kenry Street with a small area of amenity and steps providing access to the property. To the rear of the property is area of amenity space which is enclosed on both side elevations by neighbouring properties and an access lane to the rear. The amenity space increases in level to the rear with the access lane at approximately first floor level of the property. The amenity space also accommodates a detached garage towards its rear boundary.

The area surrounding the site is residential in nature and is characterised by traditional terraced properties.

PLANNING HISTORY

There are no recent planning applications on record associated with this site.

PUBLICITY

The application has been advertised by direct notification to neighbouring properties as well as notices displayed at the site.

A total of 9 letters of objection which include the names of 11 local occupiers have been received following consultation. The points raised have been summarised below:

- Residential location is not suitable for the proposed use.
- Existing parking problems along Kenry Street would be made worse by the proposed change of use in particular during shift overlap and change over periods.

- Proposal will push parking resources to unacceptable levels.
- Work has commenced at the property and sprinklers have already been installed.
- Proposed use will cause unnecessary stress and anxiety to neighbouring occupiers.
- Application will affect elderly neighbours living nearby with families and young children.
- Concerns associated with works undertaken though the installation of water tanks and the sprinkler system which could cause structural damage.
- Concerns that decision has been made prior to the submission of the application.
- Risk of noise pollution due to the social situation. Many children in the category "complex needs" will have a history of antisocial behaviour. The staff will have very limited powers to intervene. The result could be shouting, screaming, banging doors, etc. at a time when most people will be trying to sleep. As such, application will need proper monitoring of noise levels.
- Lack of information on the applicant 'Lolly Support Services' which appear to be a newly formed company. Concerns associated with need to ensure that they possess the necessary expertise to operate the proposal.
- Concerns associated with anti-social behaviour that may be created by future occupiers.
- Loss of property values in area.
- Corporate businesses should not be allowed to purchase a property within a residential street as this results in a loss of housing supply for local residents.

CONSULTATION

Transportation Section: No objection, condition recommended.

Public Health and Protection: No objection raised.

South Wales Police: No objection, condition recommended for the submission of a Management Plan.

Welsh Water: No objection, advice provided in respect of foul water drainage.

Community and Childcare Services: Objection raised.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021, that it has been reviewed and a replacement is in the process of being produced. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These

provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site lies within the settlement boundary for Tonypany and but is not allocated for any specific purpose.

Policy CS1 – Sets out the criteria for development in the Northern Strategy Area.

Policy AW2 – Supports development in sustainable locations and includes sites that are accessible by a range of sustainable transport modes and would not unacceptably conflict with surrounding uses.

Policy AW5 – Sets out the criteria for new development in relation to amenity and accessibility.

Policy AW6 – Requires development to involve a high quality design and make a positive contribution to placemaking, including landscaping.

Policy AW8 – Sets out the criteria for the protection and enhancement of the natural environment.

Policy AW10 – Does not permit proposals where they could cause or result in a risk of unacceptable harm to health and/or amenity.

Policy NSA12 – Identifies the criteria for assessment of development proposals within and adjacent to settlement boundaries in the northern strategy area.

Supplementary Planning Guidance

- A Design Guide for Householder Development
- Access Circulation and Parking

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales (Edition 11) (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets

out the WG's policy on planning issues relevant to the determination of all planning applications. Future Wales: The National Plan 2040 (FW2040) sets out guidance for development at both regional and national level within Wales, with the thrust and general context also aimed at sustainable development.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Given the minor scale of the proposed development and its relationship with only the immediate surrounding area, there are limitations to the extent such a scheme can have in promoting planning objectives at a national scale. As such, whilst the scheme aligns with the overarching sustainable development aims of FW2040, it is not considered the policies set out in the document are specifically relevant to this application.

Other national policy guidance considered:

PPW Technical Advice Note 12 - Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application relates to the change of use of an existing residential dwelling (Use Class C3) to a residential care home for up to 3 children (Use Class C2).

The site is situated within the settlement boundary limits of Tonypany, in a predominantly residential area of the town where it would not conflict with surrounding uses. Further, the site has good access to key services and facilities being within walking distance of Tonypany town centre which benefits from bus and train connections, and can therefore be considered a highly sustainable location.

The principle of providing a care home at this location is therefore considered acceptable, subject to other normal planning considerations which are discussed in the following sections.

Impact on the character and appearance of the area

The proposal would not result in any external alterations to the property. The character and appearance of the property would therefore remain as existing. Furthermore, the provision of a children's care home in a predominantly residential area would not be considered to alter or harm the general character of the area.

Impact on residential amenity and privacy

The proposal would not result in any external alterations to the property and as such, it is not considered that the proposed development would result in any physical detrimental to the amenities or privacy of neighbouring occupiers.

Furthermore, other than the element of care and the presence of staff, it is considered that the proposed residential care home, with a maximum number of 3 children, would be of a limited scale and would generally exhibit similar residential characteristics as that of the existing residential dwelling. Consequently, it is not considered that the use would result in harmful levels of noise and disturbance. As such, any potential impact upon surrounding properties would be limited in this regard.

Whilst concerns have been raised with regards to the location of the proposed care home for children, the area is predominantly residential with the property surrounded by other similar resident units. The provision of a care home for children in such an area and such a sustainable location with access to key facilities is considered the most appropriate site for this type of use.

The application site is also considered of a sufficient scale, with reasonable levels of outlook provided for occupants and an area of outdoor amenity space provided to the rear. Consequently, it is considered that the development proposal would provide adequate space for future occupant's living needs both inside and out.

Highway Safety and Parking Provision

The Council's Transportation Section were notified during the consultation process in order to provide comments on the suitability of the proposal with regard to highway safety and parking provision. Whilst the recent decisions by Committee for similar uses where lack of parking formed a reason for refusal were recognised. No objection was raised to the use proposed in this instance with the following response received:

Access

The property is served off Kenry Street which has high on-street parking demand with 1.7m footways and a 7.4m carriageway. There is a garage to the rear of the site which is served off a 3m wide adopted lane accessible via an unnamed road to the side of No. 144 Kenry Street or from Gelli Road.

Parking

The applicant states within the supporting statement that no physical alterations to the property are proposed and that the internal layout of the property will remain as existing. The existing use of a 3-bedroom residential dwelling has a parking requirement of 3 spaces in accordance with SPG: Access, Circulation & Parking Requirements 2011 with only 1 provided in the rear garage.

The applicant proposes 9 full-time staff as part of the proposed change of use with a maximum of 5 staff working at any one time. The proposed change of use to a residential children's home has an operational requirement of 1 space per resident staff, 1 space per 3 non-resident staff and a non-operational requirement of 1 space per 4 beds. Therefore, the proposed has a parking requirement of 3 spaces in accordance with the previously mentioned SPG with only 1 provided in the rear garage, the same as the current use as a domestic family home.

It is noted that there is potential for increased car parking demand when staff rotate during hand over. However, this will be for short durations and is not accounted for in the Council's SPG.

The applicant has submitted additional information stating that staff would be encouraged to use the local public car park and walk to the property some 220m away which is considered a reasonable walking distance. Whilst this gesture is noted, there would be no control in place to ensure this occurs and a condition to secure this approach would not be meet the required tests.

Highway Safety Conclusion

The proposed is located in a sustainable location. In accordance with the Council's SPG the existing C3 use proposed C2 use require the same off-street car parking provision. There is potential that the demand will be increased for short durations when staff hand over, but as this is not accounted for in the adopted SPG no highway objection is raised.

Community and Children's Services

Consultation was undertaken with the Council's Community and Childcare Services Department, who have raised significant concerns with the scheme and have formally objected to the planning application.

In their response the Children's Services team noted that best practice in terms of establishing new care homes strongly supports that a location assessment is carried out ahead of establishing a new children's home. This is deemed necessary to match new development with local need and to seek Local Authority and Police views about the suitability of the site before commencing. Furthermore, it is noted that a location assessment is important from the point of view of safeguarding and crime prevention, particularly linked to safeguarding young people from criminal exploitation; and in this case, such an assessment has not been carried out.

Further points raised by the Children's Services team include:

- (i) There is a shortage of supply of experienced, high quality, proportionately priced residential care in RCT.
- (i) Location assessment has not been carried out properly alongside Children's Services.
- (i) Until recently, there has been a lack of consideration about community impact and the need to co-plan alongside Children's Services.
- (i) By their own admission the organisation is not experienced in providing residential care. This is a concern when considering the context of need.
- (ii) The costing schedule includes costs that the public purse is unlikely to be able to sustain.
- (i) The provider has no plans for transition to not for profit after a change of law due on 31/3/27 which will restrict such care homes to operate on a not for profit basis. This could have significant implications for the Council and its services at that stage.

Children's Services also noted that all social care homes in Wales must comply with the Regulations and Inspections of Social Care Act (Wales) (RISCA) in order to be registered with Care Inspectorate Wales (CIW). If they do not comply and cannot gain registration with CIW they cannot provide residential care in this form. As part of this process applicants need to provide a location assessment, statement of purpose, and policies in relation to the provision of care and support, along with other relevant information.

In light of the above, during the application process colleagues within the Children's Services team undertook a visit to the property to assess its suitability to become a registered children's home. Following the visit, they commented that there are a number of areas where the proposal is not considered to comply with the RISCA requirements. These are in relation to Part 12 of the RISCA regs and associated with sitting/recreation/dining space, private space, bathroom facilities, external space and staff facilities. As such, they set out that while the home has been refurbished to a good specification, it is not suitable in terms of size or location. Further, a statement of purpose submitted to CIW was for up to 3 young people which in Children's Services opinion, is not feasible in such a small home.

While the above comments received from Children's Services are noted and have been fully considered, the nature of their concerns and objections are not considered

to be material planning considerations, instead issues that are controlled by other legislation and bodies outside of the remit of planning, i.e. the Regulations and Inspection of Social Care Act (Wales), the Care Inspectorate Wales and Children's Services themselves. It is only the land use planning issues that can be taken into account when determining this planning application. With regard the amenity of future residents, with no change to internal/external layout which could be occupied by a family with 3 children, in planning terms, the property is generally considered acceptable.

The Role of Care Inspectorate Wales in the Decision-Making Process.

Following recent concerns/decisions made by Committee in respect of children's care homes, a discussion was held with CIW to establish the degree of any overlap in the regulatory process and to ensure that any decision made through one process would not cut across or hinder the other regulatory body's ability to assess any proposal thoroughly (having regard to all issues raised).

Discussions seemed to suggest that obtaining Planning consent (either before or after consideration by CIW) was not a formal requirement. Clearly, Planning consent (where required) would need to be obtained but it was not a prerequisite of the CIW process. Obtaining Building Regulation consent, however, was.

In addition, CIW would fully consider and regulate the *operation* of the proposed use at a given property however (and perhaps more fundamentally from Committee's perspective) would not be able to consider whether the property was in the "right location" taking into consideration any comments made by the Council's Children's Services Team or the Police. It would seem that their remit extends to considering the operational requirements of the property put forward to them for regulation.

Similarly, no consideration can be given to issues such as the amount of garden area that is available for amenity nor the amount of car/vehicle parking spaces that a particular proposal will generate. Proximity to a public park or children's play area was also not a consideration. Neither was a property's proximity to a busy road, a public house, or schools, shops, public transport, etc.

Committee is advised that none of the above are intended as a criticism of the CIW regulatory process as they did clearly explain what can be taken into account and highlighted the post-regulatory inspections that are intended to ensure that the operation of the care facility continues to meet the appropriate standards. CIW also explained that there is an appeal process (if they refused a scheme) where any tribunal could only examine any issue that is specifically set out in the regulations (they cannot take into account anything that is not clearly within the remit of their legislation).

What the discussion did highlight was the potential for there to be a policy vacuum where some obvious and legitimate concerns but forward by the Police or the Council's care professionals may, seemingly, fall through a gap (are not necessarily material Planning considerations or covered by CIW).

Committee is advised that, where legitimate land-use considerations exist (and are not covered by another regulatory body) it is open to the decision maker to decide what weight should be afforded to any material Planning consideration when determining an application. However, as always, balance and proportion to any individual issue is a key feature in reaching a decision.

It is hoped that the discussions held with CIW helps to clarify the roles of the two respective regulatory bodies.

Other Issued raised by the objectors

The objectors raised concerns associated with the ability of a private company to purchase a residential home and the impact of the proposal upon future property values. Whilst these points are noted, they do not form material planning considerations and cannot be taken into account during the determination of this application.

With regard the comments that works have already commenced, Members are advised that internal refurbishment works and the installation of sprinkler systems do not require planning permission. Furthermore, the proposed use as children's car home has not yet commenced. As such, there is no breach.

With regard the comments that the applicant appears to be a newly formed company with limited experience in this field, while this point is noted, this is not a material planning consideration and would be addressed in any future registration with CIW as set out above.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

The application site is in a predominantly residential area and highly a sustainable location with good access to public transport and key services and facilities, which is considered acceptable. The site also relates to an existing residential property and, other than an element of care and the presence of a small number of staff, the proposed use would continue to be residential in nature. Furthermore, the proposal would not involve external alterations and would not impact upon the character and appearance of the application property or upon the amenity and privacy of surrounding

properties. Nor would it have any adverse impact upon highway safety in the vicinity of the site.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan numbers

- Floor Plans – received 04/08/23
- Site Location Plan – received 07/07/23

and documents received by the Local Planning Authority, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. The premises shall only be used as a regulated children's home and for no other purpose; including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. When the use hereby approved ceases, the premise shall revert back to its original Class C3 use.

Reason: In the interest of residential amenity and highway safety, in accordance with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Prior to the commencement of the use hereby approved, the operator shall submit a management plan for the premises to be agreed in writing by the Local Planning Authority. The premises shall operate in accordance with the agreed details for as long as the use is carried out at the property.

Reason: In order protect the amenities of neighbouring properties, in accordance with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

5. Within 3 months of the date of this consent, a scheme for biodiversity enhancement measures shall be submitted to and agreed in writing by the

Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Future Wales requires all development to maintain and enhance biodiversity.

PLANNING & DEVELOPMENT COMMITTEE

19 October 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0871/13 (GH)
APPLICANT: Demipower 2017 Ltd
DEVELOPMENT: Outline planning application for a proposed complementary food and drink outlet up to 140sq metres (all matters reserved apart from means of access). Revised site location plan received 13th September 2023 (to remove developable area from the coal high risk zone).
LOCATION: KENTUCKY FRIED CHICKEN RESTAURANT, CYMMER ROAD, DINAS, PORTH, CF39 9BL
DATE REGISTERED: 13/09/2023
ELECTORAL DIVISION: Porth

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS: The development would be located within a small retail park where it would complement existing land uses, be positioned such that its wider visual impact would be minimal and could be accessed without causing harm to highway safety.

Furthermore, being both within the settlement boundary and close to Porth town centre, the location is considered to be a sustainable one and would make efficient use of an already developed site.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

APPLICATION DETAILS

Outline planning consent is sought for the construction of a building to accommodate a new single storey restaurant, without drive-thru facilities, within the car park of the existing KFC premises at Cymmer Road, Dinas.

Although the application is made in outline, except for the means of access to the site, the submitted details identify the location of the proposed unit in the north-western corner of the existing car park. Indicative scale parameters have also been provided, showing a building with the following dimensions:

- Width - 16.43m
- Depth - 8.86m
- Height - 5.2m

Furthermore, a site layout plan demonstrates how the development would be related to the existing KFC restaurant and drive-thru, including how vehicular and pedestrian access would be managed and the site serviced by deliveries.

At this stage details of proposed customer hours have not been provided.

In addition to the plans and elevation drawings accompanying the application, the following supporting documents have been submitted:

- Ground Conditions Assessment Report
- Delivering and Servicing Plan
- Design and Access Statement
- Planning Statement
- Transport Statement
- Preliminary Ecological Appraisal

SITE APPRAISAL

The application site comprises land within the curtilage of a Kentucky Fried Chicken restaurant and drive-thru, located off the A4058 Cymmer Road, Dinas.

The land currently forms part of the car park of the aforementioned premises, has a flat tarmacked surface and is laid out for parking. The site is accessed via a junction from the A4058 which is shared with Farm Foods and other retail outlets to the east.

The land to the west of the site is occupied by a Lidl supermarket and car park, whilst the closest residential properties, at Cae Mawr Gardens, are around 100m away to the south.

To the north the site boundary is adjacent to the tree and scrub lined banks of the Rhondda River, which are designated as a SINC.

PLANNING HISTORY

The most recent or relevant applications on record associated with this site are:

09/1188/01: Advertisement consent - multiple signage for restaurant. Decision: 17/12/2009, Grant.

09/0453/10: Development of site to provide a convenience store with 777 sq mtr gross floorspace and a KFC Drive Thru' restaurant with 179 sq mtr gross floorspace, with associated car parking and landscaping. Decision: 06/07/2009, Grant.

PUBLICITY

The application has been advertised by direct notification to three neighbouring properties and notices were displayed on site.

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation

No objection or recommendation for conditions.

Flood Risk Management

Notes that the development will require separate SAB approval for a Sustainable Drainage Scheme. A condition is also recommended in respect of surface water management. However, since the majority of the site area is already hardstanding, it is considered that such a condition would not be necessary.

Public Health and Protection

Conditions are recommended relating to demolition, hours of operation, noise, dust, waste and a site investigation for contamination. However, with the exception of the latter and a condition for details of kitchen flue extraction, it is considered that the former matters fall within the scope of existing public health powers.

Natural Resources Wales

Given the site's potential for historic contamination and proximity to watercourses, NRW advises that any planning permission should be subject to conditions relating to a contaminated land investigation.

Dwr Cymru Welsh Water

No objection, subject to a condition for a grease trap and an informative note.

National Grid

A new connection or service alteration will require a separate application to National Grid.

Countryside Section – Ecologist

A condition will be required to secure biodiversity mitigation and enhancement measures as per those set out within the submitted PEA.

The Coal Authority

A Coal Mining Risk Assessment would not be required.

No other consultation responses have been received within the statutory period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site lies within the settlement boundary for Porth.

Policy CS1 - The policy emphasis in the Northern Strategy Area (SSA) is on building strong sustainable communities and encourages a strong, diverse economy.

Policy AW2 - The policy provides for development in sustainable locations which are within the settlement boundary; would not unacceptably conflict with surrounding uses; and have good accessibility by a range of sustainable transport option.

Policy AW5 – The policy identifies the appropriate amenity and accessibility criteria for new development proposals. It expressly states that the scale, form and design of the development should have no unacceptable effect on the character and appearance of the site and the surrounding area. There should also be no significant impact upon the amenities of neighbouring occupiers and should, where appropriate, retain existing features of natural environmental value. In addition, the development would require safe access to the highway network and provide parking in accordance with the Council's SPG.

Policy AW6 - The policy supports development proposals that are of a high standard of design that reinforce attractive qualities and local distinctiveness. Furthermore, proposals must be designed to protect and enhance landscape and biodiversity by providing measures for mitigation and enhancement, where appropriate.

Policy AW8 - Seeks to protect and enhance the natural environment from inappropriate development.

Policy AW10 - Development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding, contamination, pollution, noise, land instability or any other identifiable public health risk.

Supplementary Planning Guidance

- Design and Place-making
- Access, Circulation and Parking Requirements
- Nature Conservation

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WG's current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

- Policy 1 – Where Wales will grow – Employment / Housing / Infrastructure

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 11: Noise;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport;

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application relates to the construction of a new food and drink outlet (Use Class A3) within the curtilage of the existing KFC restaurant at Porth.

It is noted that the site is part of a larger business area, which comprises various retail uses and a vehicle repair business.

The proposed development would not likely conflict with any of those existing uses, so being located within the settlement boundary and in a sustainable location, the requirements of the relevant criteria of LDP Policies CS1 and AW2 would appear to be met.

Consequently, the development is considered to be acceptable in principle, subject to the matters set out further below.

Impact on the character and appearance of the area

As an outline application with all matters reserved except for access, it appears that a building of the floorspace indicated could be easily accommodated within the site.

In addition, being located to the rear of the existing KFC restaurant and drive-through it would be unlikely to have any wider visual impact beyond the boundaries of the site.

Nonetheless, since matters of appearance, landscaping and scale have been reserved, a full assessment of these issues will be subject to consideration as part of a future reserved matters application and there are no objections at this point.

Impact on neighbouring occupiers

The development would be some distance from the closest dwellings to the site, which are located at least 75m away to the north and 84m to the south-west; therefore, a new building would not cause a direct amenity issues for any residents.

Likewise, in terms of the other occupants of the retail area, the nearest of which comprise the KFC restaurant, Lidl supermarket and Farmfoods store, the proposed food and drink outlet would not be considered to affect the carrying out of their businesses.

Coal Mining Legacy

Originally the Coal Authority objected to the proposed development on the basis that a small area of the site fell within the Development High Risk Area and a Coal Mining Risk Assessment had not been submitted.

Furthermore, although the Applicant's Agent had confirmed that no built development would take place in the high risk area and indicative plans had been provided, the Coal Authority recognised that the application was in outline form with layout a reserved matter, so the siting of the new building could not be considered definitive.

However, as the description of development notes, a revised site location plan was provided with the boundary re-drawn to take out the developable area. The Coal Authority confirmed that if the red line was amended in this way, so that the high risk area did not encroach into it, a Coal Mining Risk Assessment would not be required and the Coal Authority would not need to be reconsulted.

Ecology

The Council's Ecologist has reviewed the Middlemarch July 2023 Preliminary Ecological Assessment and although it has not identified the Rhondda River as a SINC, considers it to be an appropriate assessment.

The PEA identifies that the development will be situated on the existing hardstanding and improved grassland with no direct impacts on the woodland or Rhondda river although it has identified the possibility of indirect impacts. It has also identified potential impacts on terrestrial mammals, foraging/commuting bats, and birds through disturbance and small loss of low value foraging habitat.

The recommendations within Section 7 of the PEA include the need for a Construction Ecological Management Plan to minimise adverse effects on biodiversity, and a Landscape and Ecology Management Plan to detail establishment and management of the onsite compensation and enhancement measures. Accordingly, a condition has been recommended to secure that detail.

Access and highway safety

Access

The vehicular access to the site will be maintained from the existing private shared access via the A4058/Cymmer Road which is considered acceptable.

The Applicant proposed a new pedestrian crossing within the site, from the existing KFC to the new building, to enable safe pedestrian access.

Deliveries

The application also states that deliveries will take place outside of peak times which is considered acceptable and swept path analysis has provided which demonstrates that the largest anticipated delivery vehicle would be able to safely access and egress the site in a forward gear.

Public Transport

The nearest public transport link to the proposed is via bus, for which the stops is located approximately 150m west of the site. The bus services operating from these stops are as shown below:

Route Number	Frequency (no. buses per hour)			Route
	Mon - Fri	Saturday	Sunday	
130	2	2	1	Pontypridd - Llanesafn - Porth - Tonyandy - Rhondda - Tynselydd
173	1	1	0	Porth - Pentygraig - Tonyandy - Blaen Cychach - Cychach Vale

Porth railway station is located approximately 950 metres southeast from the application site, equivalent to an average 13-minute walk or 4-minute cycle. The station is situated on the Rhondda line, which under normal circumstances provides half-hourly services north-west towards Treherbert and south-east towards Cardiff.

The Rhondda line is currently undergoing an eight month refurbishment, bringing significant upgrades to the line in order to provide more reliable services from February 2024. Replacement bus services are currently operating every 30 minutes which stop at every station, whilst extra buses operate during peak periods to reduce journey times and increase capacity.

It is anticipated that, when fully operational, rail services will return to operate half-hourly between Treherbert and Cardiff.

Personal Injury Collisions (PIC Analysis)

To enable a review of the road safety record on the highway network in the vicinity of the application site, the applicant has obtained Personal Injury Collision (PIC) data from 'Crashmap' over the latest 5-year period available, 1st January 2017 to 31st December 2021.

Analysis has been undertaken to determine if there are any trends in the type or location of collisions on the local highway network within the vicinity of the application site. Two collisions have been identified within the vicinity of the site access, both of which were classified as slight and no trend or patterns have been identified.

Parking

The existing private shared car park provides 48 parking spaces. The proposed unit will remove 7 parking spaces reducing the number of spaces provided to 41.

The Council's SPG for Access, Circulation and Parking Requirements identifies that the existing KFC restaurant has a parking requirement of 15 spaces with 48 spaces provided within the car park. The proposed development would have a parking requirement of 1 commercial vehicle space and a non-operational requirement of 1 space per 60m² - a total of 3 spaces.

Therefore, the KFC building and proposed new unit would have a total parking requirement of 18 spaces with 41 provided, thus the existing car park provision would be more than adequate.

Cycle Parking

The applicant proposes 1 Sheffield stand (equivalent to two spaces) for customer and staff use which promotes sustainable modes of transport and therefore, is considered acceptable.

Conclusion

No highway objections are raised or conditions recommended.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

It is considered the proposed food and drink outlet would not have a significant impact on the character and appearance of the site and surrounding area. In addition, its operation would not cause harm to the amenity of the surrounding closest properties or to highway safety.

In the absence of any representations to the contrary, the application is therefore considered to comply with Policies CS1, AW2, AW5, AW6, AW8 and AW10 of the Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

1.
 - (a) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - (b) Plans and particulars of the reserved matters referred to in (a) above relating to the layout, scale and appearance of any building to be erected, the means of access to the site and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
 - (c) Applications for the approval of reserved matters shall be made before the expiration of three years from the date of this permission.
 - (d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with Sections 92 and 93 of the Town and Country Planning Act 1990.

2.
 - i) No development shall take place until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme, all aspects of which must be carried out by, or under the direction of, a suitably qualified competent person in accordance with BS10175, shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

(a) A desk-top study to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.

(b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (a) above.

(c) A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

ii) The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme (i) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority. Any validation report shall be carried out by, or under the direction of, a suitably qualified competent person.

iii) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to and approved in writing by the Local Planning Authority prior to the work recommencing. Any revised contamination proposals shall be carried out by, or under the direction of, a suitably qualified competent person.

Reason: In the interest of health and safety and environmental amenity in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

3. No development shall take place until details of a scheme for the delivery of the biodiversity mitigation and enhancement measures, as set out in Section 7 of the Preliminary Ecological Appraisal (Middlemarch Environmental Ltd, ref. RT-MME-160426, dated July 2023) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a Construction Ecological Management Plan and Landscape and Ecology Management Plan. Development shall be carried out in accordance with the approved details.

Reason: In the interest of biodiversity and the protection of the natural environment in accordance with PPW 11 and Policies AW6 and AW10 of the Rhondda Cynon Taf local Development Plan.

4. Details of a grease trap, to prevent grease entering the public sewerage system, shall be submitted to and approved in writing by the Local Planning Authority. The trap shall be installed in accordance with the approved details prior to beneficial use and maintained in good order thereafter.

Reason: To protect the integrity of the public sewage system and ensure the free flow of sewage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

5. Details of a kitchen extraction system, including equipment to control the emission of fumes and odour from the premises, shall be submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details prior to beneficial use and maintained in good order thereafter.

Reason: In the interests of public health and amenity in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

PLANNING & DEVELOPMENT COMMITTEE

19 October 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0896/10 (RP)
APPLICANT: Mr Snape
DEVELOPMENT: Demolition of the existing rear and side extensions, construction of a two-storey side extension and a complete first-floor extension. Works also include alteration to the structure of the existing dwelling and general renovation works (Amended site location plan received 13/09/2023)
LOCATION: CARTREF BUNGALOW, HOBBS LANE, HIRWAUN, ABERDARE, CF44 9BU
DATE REGISTERED: 16/08/2023
ELECTORAL DIVISION: Hirwaun, Penderyn and Rhigos

RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS

REASONS: The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact, the potential impact it would have upon the amenity and privacy of the neighbouring residential properties, and its potential impact upon parking provision and highway safety.

REASON APPLICATION REPORTED TO COMMITTEE

- Three letters of objection have been received from occupiers of adjacent neighbouring properties.

APPLICATION DETAILS

Full planning consent is sought for the conversion of the property known as Cartref, Hobbs Lane, Hirwaun from a 3-bedroom bungalow to a four-bedroom, two storey dwelling.

The works propose the removal of the existing roof of the bungalow and the construction of a first floor above, along with a number of internal alterations and the development of a two-storey extension to the property's south-eastern side elevation. As the application description also denotes, the proposal would include the removal of existing single storey side and rear flat roofed extensions.

The resulting length and width of the dwelling would remain relatively unchanged at approximately 16m by 8.4m respectively, whilst the proposed extension work would raise the eaves height of the dwelling from 2.2m to 5m and the ridge height of the property would be raised from approximately 4.5m to 7.3m.

In respect of external materials, the new elevations would consist of render and UPVC fenestration and would sit under a composite slate, hipped roof.

The application is supported by a project details and specification document which indicates that the existing foundations of the bungalow have been assessed by Vale Consultancy (Structural Engineers) who have determined that they are suitable to support the first-floor structure proposed.

SITE APPRAISAL

The application site is located within a residential area of Hirwaun and relates to a detached bungalow that is sited within a relatively large and rectangular shaped plot. The property is set back from the highway of Hobbs Lane by an amenity space and private driveway that accommodates 2 parking spaces.

To the south-eastern side of the plot is a shared, private driveway which allows access to the rear garden and is where a number of outbuildings are located. It is understood that the private driveway is within the ownership of the neighbouring property 'Diddosfa' and that the occupants of Cartref enjoy right of passage over it.

The dwelling is accessed via Ironworks Road to the east which leads onto Hobbs Lane, both of which are un-maintained. To the north, both aforementioned highways are bound by the former Hirwaun Ironworks site which is now deemed a Site of Importance for Nature Conservation (SINC).

The surrounding area includes a mix of housing type and includes terraced properties, semi-detached and detached dwellings and bungalows, the closest of which are the two relatively recently constructed detached, two-storey dwellings of Ty Llewellyn and Cysgod y Cudyll, with Ty Llewellyn being located some 9m away from Cartref to the north-west. Other neighbouring properties include Diddosfa Bungalow, located approximately 23m to the south-east and Ty Mawr, which is situated around 73m to the south-west.

PLANNING HISTORY

There are no recent applications on record associated with this site.

PUBLICITY

The application has been advertised by direct notification to neighbouring properties. Three letters of objection have been received as a result of this exercise and raise the following points.

- The boundaries of the application site are at best wrong and requires attention;
- The proposed plans are tight against our driveway and the applicant would not be able to excavate any footings and then build up blocking the only access to my property, for which vehicular access is required 24/7. We would not give the applicant consent or permission to build on our land;
- The driveway between Cartref and Diddosfa is very narrow and cannot be blocked by delivery lorries or scaffolding works;
- All dwellings on Hobbs Lane are bungalows and dormer bungalows, a theme which continues onto Crawshay Street nearby;
- I am concerned about surface water drainage. The construction of two houses next to our property has resulted in water coming through our bank and onto our land to the point where it resembles a small stream;
- The amended location plan is inaccurate.

CONSULTATION

- Highways – No objection nor conditions suggested;
- RCT CBC Ecologist – No objection, biodiversity enhancement condition recommended.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The current LDP's lifespan was 2011 to 2021 and it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, the existing Plan remains the development plan for consideration when determining this planning application.

The application site lies within the settlement boundary for Hirwaun, Penderyn and Rhigos but is not allocated for any specific purpose. The following policies are considered to be relevant in the determination of this application:

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high-quality design and to make a positive contribution to place making, including landscaping.

Policy AW8 - permits development where there would be no unacceptable impacts upon features of importance to landscape or nature conservation, including ecological networks.

Supplementary Planning Guidance

A Design Guide for Householder Development

Design and Placemaking

Access Circulation and Parking

Nature Conservation

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WG's current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW and is consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is considered that the location of the proposed development is compliant with the general aims of the NDF, with the following policies being relevant to the development proposed:

1. Policy 1 – Where Wales will grow – Employment/Housing/Infrastructure
2. Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
3. Policy 9 – Resilient Ecology Networks

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 12: Design;

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application relates to an extension to an existing residential dwelling. The principle of development is therefore acceptable. However, this would be subject to an assessment of the criteria set out below.

Impact on the character and appearance of the area

The proposal would involve the construction of a full storey atop of the existing bungalow at the site, together with the development of a side extension to form a two-storey dwelling with a hipped roof.

As a consequence of the proposed alterations, the existing ridge line of the property would increase by approximately 2.8m to 7.3m and the eaves line also by 2.8m to 5m, providing first floor living space that would be lit by windows in the front and rear elevations.

Although it is acknowledged there would be a significant change in the appearance and massing of the property as a result of the works, the current dwelling, with unsympathetic flat roofed side and rear extensions makes no positive contribution to the character and appearance of the area. The extension to the dwelling and provision of an additional storey would, therefore, unlikely be considered an incongruous element within the immediate locality and would sit comfortably within the range of building types and scales already established within the wider street scene. The proposal would also not appear unduly prominent or out of scale in relation to the properties that immediately flank the site to the north-west, being Ty Llewellyn and Cysgod y Cudyll.

Furthermore, the application site is accessed via a private, un-maintained road and is not highly visible to the wider public realm, with existing residential properties, trees and hedgerow further obscuring the application dwelling. In addition, the plot is of sufficient scale to accommodate the extended dwelling, especially given the fact its footprint would remain largely unchanged. Consequently, the proposal could not be considered overdevelopment of the site nor would it result in detriment to the space around the property.

Therefore, it is considered that the resulting dwelling would be of a height, scale and massing which would be sympathetic to the immediate context and, as such, the development would comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

In terms of privacy, new windows and openings to the ground floor face of the dwelling would unlikely greatly alter the outlook currently gained from the property and are considered acceptable. The first-floor windows proposed would be contained within the front and rear elevations of the dwelling only and would be positioned a sufficient distance away from neighbouring properties, with existing boundary treatments also screening the development and accordingly, it is not considered that significant overlooking of neighbouring amenity spaces or neighbouring windows would occur.

The plot size and those of neighbouring properties are also fairly substantial and as a consequence, the works to increase the height of the bungalow, atop of its existing footprint, would not be so great as to detriment neighbouring properties by ways of overbearing, loss of light or outlook.

Consequently, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered acceptable and would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Highway Safety

The Council's Transportation Section have been notified of the proposals in order to provide comments on the suitability of the scheme with regard to highway safety and have made the following comments in relation to access and parking.

Access

The property is served off Hobbs Lane which is unadopted with a lane width of 3.6m and is lacking in segregated footways leading to the property. Hobbs Lane, to the side of No. 24 Crawshay Street, provides a carriageway width of 4.9m and a single 1.8m footway.

Hobbs Lane is accessible via an unmetalled lane to the rear of Crawshay Street or via Crawshay Street itself which provides 1.7m footways and 5.5m carriageway.

Parking

The existing 3-bedroom bungalow has a parking requirement of 3 spaces in accordance with SPG: Access, Circulation & Parking Requirements (2011) with 2 provided on the driveway fronting the property resulting in a shortfall of 1 space.

The proposed extensions will create a 4-bedroom dwelling which will not increase the parking requirement of the property. Therefore, the parking requirement shall remain as 3 spaces with no proposed alterations to the existing parking arrangements required.

Highways Summary

The proposed extension does not increase the parking requirement associated with the existing dwelling and does not remove any off-street parking facilities and therefore, is not anticipated to generate any additional on-street parking demand or envisaged to have any detrimental impact on highway and pedestrian safety within the vicinity of the application site.

Ecological Impacts

The proposal has been subject to pre-application submission work, with the ceiling stripped, beams exposed and the loft now part of the current working area. Subsequently, the Council's Ecologist has commented that, despite the site laying adjacent to the Hirwaun Ironworks SINC and the excellent bat habitat of the River Cynon, this would have significantly reduced bat roost potential.

Therefore, given the single storey nature of the building and that it comprises householder development, a bat survey is not required in this instance. However, the formation of a first-floor to the dwelling presents an opportunity for biodiversity enhancement and, as such, it is recommended to Members that a suitably worded condition be appended to any consent.

Neighbour Consultation Responses

Where the issues raised by the objectors are not addressed above, the following additional comments are offered:

It is recognised that any blocking of the access road and/or private driveway that is owned by Diddosfa, by scaffolding and/or materials or builder's lorries used by persons who may undertake the construction works at Cartref, is likely to cause inconvenience to local residents who are served by the unmetalled access road and private driveway. However, the Council cannot control the use of what are unmaintained and private access roads and driveways and any disputes that may occur are private matters between residents.

In respect of the site location plan submitted with the proposal and the objectors concerns as to its inaccuracies, the applicant has since submitted an amended

location plan with their proposal in accordance with that contained within their title deed. Members will be aware that any potential issues regarding rights of access being altered, encroached upon or existing covenants on land are civil matters between aggrieved parties and cannot be taken into consideration during the determination of this application. Access rights are protected under civil law and other channels exist to resolve these issues.

However, given the concerns shown by neighbouring residents, informative notes highlighting the developers' responsibilities under the Party Wall Act and the Private Rights of Neighbours are recommended.

Lastly, the surface water drainage concerns shown by the local resident are acknowledged. However, the submitted drawings show that an existing soakaway that is located within the front garden of the plot would be utilised and its suitability would be a matter that would require Building Regulations approval. Members will also note that very little in the way of new areas of hardstanding will be created as a result of the development, with the two-storey side extension proposed replacing an existing single storey extension at the same location.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

It is considered the proposal would not have a significant impact on the character and appearance of the locality, the residential amenity of the surrounding neighbouring properties or highway safety in the vicinity of the site. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5 and AW6)

RECOMMENDATION: Grant subject to the conditions below

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved drawing numbers and documents received by the Local Planning Authority on 04/08/2023 and 13/09/2023, unless otherwise to be

approved and superseded by details required by any other condition attached to this consent:

- Existing Ground Floor Plan (Dated August 2023)
- Existing Elevations (Dated August 2023)
- Proposed Ground Floor Plan (Dated August 2023)
- Proposed First Floor Plan (Dated August 2023)
- Proposed Rear Elevation (Dated August 2023)
- Proposed Front Elevation (Dated August 2023)
- Proposed Side Elevations (Dated August 2023)
- Proposed Section (Dated August 2023)
- Block Plan (Dated 27th July 2023)
- Site Location Plan (Received 13/09/2023)

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Notwithstanding the submitted details, prior to the commencement of the development a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting features and or nesting opportunities for birds shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the designed purpose in accordance with the approved scheme. The scheme shall include, but not be limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
- b) Materials and construction to ensure long lifespan of the feature/measure
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed and made available.

Reason: To provide biodiversity enhancement, in accordance with Planning Policy Wales 11 (PPW 11) and Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2022-2023:

**PLANNING AND
DEVELOPMENT COMMITTEE
19th OCTOBER 2023
REPORT OF: DIRECTOR
PROSPERITY AND
DEVELOPMENT**

Agenda Item No. 9

APPLICATION NO:23/0576 – Change of use and extension to provide 7 new flats and retain existing residential unit on second floor and improvements to commercial areas at 22-22a Cardiff Street, Aberdare. CF44 7DP

PURPOSE OF THE REPORT

Members are asked to consider the determination of the above planning application.

RECOMMENDATION

That Members consider the report in respect of the application and determine the application having regard to the advice provided.

BACKGROUND

This application was reported to the 7th September 2023 meeting of the Planning and Development Committee with an officer recommendation of approval. A copy of the original report is attached as Appendix A. At the meeting, Members resolved to defer determination of the application to allow further discussion with the applicant with a view towards overcoming the concerns of Members in respect of the initial submission, with particular regard to the room sizes proposed and the quality of accommodation that would result from such an arrangement.

PLANNING ASSESSMENT

The officer considerations in respect of the development are outlined in the original report. In summary, the application is considered to address the concerns raised by the Inspector in the dismissal of application 21/0256 at appeal, the impact on the character and appearance of the area is considered acceptable as is the impact of the proposals on residential amenity and privacy. The application is considered acceptable in highway terms and adequately addresses issues around flood risk. However, Members were concerned that the bedroom sizes proposed for some of the two bedroom units would be too small and their configuration impractical for any meaningful use.

Notwithstanding the above and in response to the concerns raised by Members the applicant has submitted a further revision to the layout of the proposal's details as follows.

- Flats 1, 3 and 6 have been amended such that the single bedroom is larger whilst still providing a double bedroom of sufficient size.
- Flats 2, 4 and 7 have been altered to create one double bedroom and the size of the living/kitchen area has also been increased over previous iterations of the layout. These are now one bedroomed flats.

Because of these changes in the 2 bedroom units, the single bedroom would have a floor area of 9.2 sq m. and the double bedroom a floor area of 14.2 sq m. In the 1-bedroom units, the bedroom will have an area of 19 sq m. The two 2 bedroom flats facing the Cardiff Street elevation, on the first and second floors, units 5 and 8, remain unaltered.

CONDITIONS

Should Members regard the changes made sufficient to overcome their concerns there would be a requirement to adjust the approved plans condition so that the revised layout is approved. The full list of conditions recommended is now as follows: -

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Layout Plan Drawing No: 2023-003-22-22a Rev B (received 21st September 2023)
- Proposed Elevations Drawing No. 2023-004-22-22a
- Site Plan Drawing No. 2023-002-22-22a
- Existing Plans and Elevations Drawing no. 2023001-22-22a

and documents received by the Local Planning Authority unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Notwithstanding the approved plans, building operations shall not be commenced until details of the finishing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall be finished and maintained in

accordance with the approved details.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area, in the interests of visual amenity and in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. The public opening hours of the basement and ground floor retail units hereby approved shall be as follows: Monday to Saturday: 09:00 Hours to 23:00 Hours Sunday: 10:00 Hours to 20:00 Hours Bank Holidays: Closed

Reason: To define the scope of the permitted use and in the interest of the amenity of neighbouring occupiers in accordance with Policies AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

5. The windows to be created in the side (south east and north west) elevations shall be inward opening only and permanently retained in that condition thereafter.

Reason: To protect the amenities of nearby occupiers, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

6. The storage area located within the basement of the development hereby approved shall only be used for purposes incidental to the approved uses within 22-22a Cardiff Street, Aberdare. As such, it shall not form a separate planning unit and no separate trade or business shall be carried out therefrom.

Reason: In the interest of amenity, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

7. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

PLANNING & DEVELOPMENT COMMITTEE

07 September 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0576/10 (GD)
APPLICANT: Refugio Management
DEVELOPMENT: Resubmission of proposed partial Change of Use at 22-22A Cardiff Street to create 7 new flats and retain the residential unit on the 2nd floor along with improvement works to the commercial areas at the basement and ground floor levels
LOCATION: 22-22A CARDIFF STREET, ABERDARE, CF44 7DP
DATE REGISTERED: 07/06/2023
ELECTORAL DIVISION: Aberdare East

RECOMMENDATION: Approve subject to conditions

REASONS: The principle of the proposed development is acceptable as the proposals comply with the relevant planning policy, its visual impact, the impact it has on amenity and privacy of neighbouring residential properties and its impact on highways safety.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

APPLICATION DETAILS

This application seeks full planning permission for the conversion, extension and partial change of use of a commercial premises to seven residential flats at 22-22a Cardiff Street Aberdare.

The layout of the building is proposed as follows: -

Basement

- Will remain an A3 use and it appears from the submitted plans that some internal walls will be removed. Duke Street elevation at this level is unaltered

Ground floor

- The A3 commercial element is consolidated towards the front of the building on Cardiff Street.
- The rear facing Duke Street is converted into two bedroom flats.

First floor

- The first floor is converted to three two bedroom flats

Second floor

- The existing flat to the Cardiff Street elevation is refurbished and upgraded to a two bedroom flat.
- The rear of the property to Duke Street has two new two bedroom flats

As at present, the basement commercial unit will be accessed solely from Duke Street and remains an A3 use, (the last use of this part of the premises having been a restaurant).

All residential units will be accessed from Cardiff Street as will the commercial unit fronting Cardiff Street that also remains an A3 use (previously Shadez).

To enable the proposed development an addition would be made to the rear flat roof extension at second floor level facing Duke Street reflecting the footprint of the building and filling the building footprint at second floor level for the first time. A pitched roof would be installed over the second floor elevating and improving the flat roof of the first floor at the rear of the property. Additionally, new windows would also be introduced on the north south and east elevations of the building.

The application is accompanied by the following:

- Flood Consequences Assessment.

SITE APPRAISAL

The application site consists of a mid-terraced property that is positioned directly adjacent to Cardiff Street to the west and Duke Street to the east. The property is split level to accommodate the topography of the land that slopes from west to east.

The site is positioned within the defined retail boundary of Aberdare, which is designated as a Principal Town Centre within the retail hierarchy. Surrounding land is most commonly made up of commercial and residential properties.

In addition, the site is partially located within the C2 Flood Zone.

PLANNING HISTORY

21/0256	Partial change of use from commercial to residential to create two commercial premises and eight flats, along with associated works (flood consequences report received 05/07/2021 amended plans received 07/07/2021)	Refused	23/12/2021
		Appeal dismissed	18/11/2022
20/0823/10	Proposed partial change of use from commercial to create 8 flats and associated works.	Refused	16/10/2020
06/1530/10	New restaurant frontage with roller shutters incorporated behind fascia. (Re-submission). Amended plans received 15/11/06.	Granted	05/12/2006
06/0519/10	New restaurant frontage with roller shutters incorporated behind fascia	Refused	14/06/2006

PUBLICITY

The application has been advertised by means of site notices and neighbour notification letters and two letters of objection have been received raising the following issues: -

- Cardiff Street is a permit parking regime and there is not enough space to meet the needs of existing residents (more permits than space available) – more residents pursuing the same amount of space would make life more difficult for existing residents.
- Many local residents are elderly and fear walking from Duke Street late at night if no on street parking is available on Cardiff Street.
- It is feared that during construction works vans and lorries will be parked up on Cardiff Road limiting opportunities for locals to park.
- The permit areas are important to the people living on Cardiff Street and whilst it would be a good thing to have the building improved and new accommodation provided, some thought needs to be given to existing residents.
- Would it be possible to designate an area of the Duke Street car park for Cardiff Street resident permit holders only?

CONSULTATION

Highways and Transportation – no objection is raised and no conditions relating to highways are suggested.

Natural Resources Wales – No objections

Flood Risk Management – Based on the information provided, the applicant does not appear to propose any construction works that will result in a change in the structure's external footprint. As such, the Lead Local Flood Authority does not envisage an alteration of the site's surface water discharge rate and no objections are offered.

Public Health & Protection – No objections

Dwr Cymru Welsh Water – No objections subject to conditions

South Wales Fire & rescue Service – raise no objections to the proposed development and advise that the developer should have regard to the need for the provision of adequate water supplies for firefighting purposes and access for emergency firefighting appliances.

Countryside – The Council's Ecologist has no objections to the proposed works subject to a bat advisory note being applied to any consent that might be granted.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site is situated within the Northern Strategy Area and within the settlement boundary.

In addition, the site is positioned within the defined retail boundary of Aberdare, which is designated as a Principal Town Centre within the retail hierarchy, and is partially located within the C2 Flood Zone.

The following policies are considered to be of particular relevance to this application:

Policy CS1 – Development in the North: Advises that in the Northern Strategy Area, emphasis will be given to building strong, sustainable communities and promoting commercial development in locations that support and reinforce the roles of Principal Towns and Key Settlements.

Policy AW1 – Supply of New Housing: Sets out how the housing land requirement in Rhondda Cynon Taf will be met.

Policy AW2 – Sustainable Locations: Provides criteria to determine whether a site is located in a sustainable location.

Policy AW5 – New Development: Sets out criteria for new development in relation to amenity and accessibility and requires development to have no unacceptable effect on the character and appearance of the site or surrounding area and no significant impact on the amenities of neighbouring occupiers. Proposals are also required to be accessible to the local and wider community by sustainable modes of transport, to have safe access to the highway network, and to not cause traffic congestion or exacerbate existing traffic congestion.

Policy AW6 – Design and Placemaking: Requires development to involve a high quality design and reinforce attractive qualities, make a positive contribution to the street scene and have a high level of connectivity and accessibility to existing centres by a wide range of sustainable transport.

Policy AW10 – Environmental Protection and Public Health: This policy provides that development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and/or local amenity because of issues such as noise, air or light pollution, flooding or any other identified risk to the environment, local amenity and public health and safety.

Policy AW11 – Existing Employment and Retail Uses: Development proposals promoting alternative uses for retail units identified within the defined retail centres will be permitted where the site is not identified by the allocating policies and the retention of retail sites for retail purposes has been fully explored without success by way of marketing for appropriate retail purposes, at reasonable market rates for a minimum of 12 months (continuous).

Policy NSA 1 – Development in the Principal Town of Aberdare: This policy is concerned with development in the Principal Town of Aberdare and sets criteria for the types of development that will be considered acceptable in the town.

Policy NSA10 – Housing Density: This policy states that proposals for residential development in the Northern Strategy Area should be a minimum of 30 dwellings per hectare.

Policy NSA12 – Housing Development Within and Adjacent to Settlement Boundaries: This policy provides for housing development within defined settlement boundaries, where it can be demonstrated that the proposal does not adversely affect the provision of car parking in the

surrounding area, and that the proposal is accessible to local services on foot, cycle or utilising a range of sustainable transport options.

Policy NSA18 – The Retail Hierarchy: This policy sets out the retail hierarchy for the Northern Strategy Area and defines Aberdare as a Principal Town. It continues that proposals for Class A development will be permitted where it enhances a centre's role in the retail hierarchy.

Policy NSA19 – Retail Development in Principle Towns and Key Settlements: Sets out the criteria for new and improved retail facilities and other uses that are appropriate within the town centre will be permitted within the retail centre of Aberdare.

Supplementary Planning Guidance:

Design and Placemaking

Access, Circulation and Parking

Development of Flats – Conversion and New Build

Design in Town Centres

National Guidance

(Note: the information below is positively worded to reflect proposals that we are putting forward for approval. Refusals will need to be reworded in a negative format to reflect that they do not meet the requirements of PPW 10)

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed: *(or not in the case of refusals)*

- Policy 1 – Where Wales will grow – Employment/Housing/Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 3 – Supporting Urban Growth – Council land/Placemaking/developers/regeneration/sustainable communities'/exemplar developments.
- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other relevant policy guidance consulted:

PPW Technical Advice Note 4: Retailing and Town Centres;
 PPW Technical Advice Note 12: Design;
 PPW Technical Advice Note 15: Development and Flood Risk;
 PPW Technical Advice Note 18: Transport;
 PPW Technical Advice Note 23: Economic Development

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The site is located within the defined settlement boundary and is therefore generally supported by Policies AW1, AW2 and NSA12.

The site is situated within the Principal Town of Aberdare (as defined by Policy NSA18) and is therefore considered to be a highly sustainable location with good access to a number of key local services and facilities as well as good access to a range of sustainable modes of transport, with both a bus and train station located within easy walking distance. The site is also conducive to travel to and from on foot and bicycle. The proposal would therefore comply with the key sustainability objectives of Policy AW2 of the Rhondda Cynon Taf Local Development Plan.

Further requirements of Policy AW2 seek to ensure that proposed developments would not conflict with existing uses in the area and given the town centre location of the site, the proposed commercial use within the lower floors of the building would be typical of the surrounding area. Furthermore, residential flats on upper floors are generally supported as they provide a sustainable form of living whilst also contributing to the daytime and evening economy of the centre and subsequently adding to the vitality and viability of the town. It is therefore not considered that the part-residential use of the site would unacceptably conflict with the predominantly retail character of the town, particularly given there are already a number of flats above shops in the immediate and wider vicinity.

Policy CS1 (Development in the North) further promotes residential and commercial development in locations which support and reinforce the roles of Principal Towns as well as the removal and remediation of dereliction by promoting the re-use of under used and previously developed land and buildings, such as the existing building, which currently does not add any aesthetic value to the wider area.

Policy NSA12 seeks to ensure that development is carried out within the defined settlement boundary provided that the development does not adversely affect the highway network and is accessible to local services by a range of modes of transport, including on foot or bicycle, and providing that it does not adversely affect the provision of car parking in the surrounding area. As noted above, the site is situated within a highly sustainable location with access to both a bus and train station however, due to its town centre location no provision has been or can be made for off-street car parking. Whilst the Council's Highways and Transportation Section raise some concerns in this regard, no objection has been raised and the proposal is therefore considered to comply with Policy NSA12 (the impact of the proposal on highway safety is discussed in more detail below).

In light of the above, the principle of the proposed development is considered acceptable, subject to an assessment of the criteria set out below.

Issues arising out of the appeal decision in respect of planning application 21/0256

The application building following the refusal of consent and subsequent dismissal of appeal in respect of application 21/0256 has led to a number of revisions to this submission that aim to address the concerns raised by the inspector in the dismissal of the appeal. The changes and justification for them are set out below.

- The development now only proposes 2 bedroom apartments and there are no three-bedroom units. The applicants believe that this will help to address the concerns of the inspector that the development would be unsuitable for family orientated occupation because of the lack of access to any amenity space within the development and the difficulties associated with accessing it elsewhere that was a serious

concern in the determination of the appeal. The reduction in bedroom numbers the applicant believes will attract couples and professionals for whom the accessibility of amenity space will be a lesser concern.

- The access on to Cardiff Street is now wider than previously proposed and the access door has a substantial fanlight. The stairwell also has the benefit of roof lights, which addresses the natural light issue insofar as the existing building will allow.
- The refuse store now has direct access on to Cardiff Street and internally the flats have sufficient space for temporary refuse storage

Whilst the site is incapable of providing amenity space internally or even within its curtilage the reduction in the number of bedrooms and improvements to the access and storage arrangements removes any concern that the proposals would not be in compliance with the requirements of Local Development Plan Policy AW5. Similarly, the reduction in the number of bedrooms makes the proposals less attractive to families, which in turn lessens the importance of ready access to amenity space, or at least the ability of occupants to access what is otherwise available. This weakens the arguments that led to the earlier appeal being dismissed.

The improvements to the access arrangements and bin and cycle storage also addresses another of the principal concerns of the inspector relating to access to the proposed development. Similarly, the improvements to bin storage in the designated areas, in, and around the flats themselves nullifies the concerns expressed by the inspector in his decision.

Impact on the character and appearance of the area

Several properties within the immediate locality contain commercial units on their ground floors with flats above. Both commercial units in the application building are currently vacant and the last use in both is known to have been an A3 type use with a restaurant in the basement on the Duke Street elevation and a bar in the ground floor Cardiff Street elevation. As such, the proposed use of the building would not be out of character with the surrounding land use.

In terms of the front façade of the building, this would remain largely as existing though the shopfront design will be altered and shortened on the street frontage to accommodate a suitably sized entrance to the proposed flats and the bin store. It is not considered that the overall appearance of Cardiff Street would significantly differ because of the change of use and associated works.

The extension to the rear of the property would however be a notable addition to the street scene and would be widely visible from the immediate area due to its prominent location that directly backs onto Duke Street. The rear of the site currently contains a substantial flat roof modern addition that has no

architectural or visual merit and is not considered to positively contribute to the character and appearance of the area. It is this aspect of the building that would be extended through the addition of another storey that would incorporate a pitched roof. Although the building would increase in height, it would be set down from the main part of the building that fronts Cardiff Street and would be similar in height than several other properties within the immediate area. In addition, it is considered that the pitched roof design would represent a visual improvement when compared to the existing flat roof.

It is also noted that the existing building is vacant and in a poor state of repair that is likely to further deteriorate should the building remain unused. The proposal would bring this building back to beneficial use and enable its long-term maintenance.

Based on the above, it is considered that the proposal would not adversely impact upon the character and appearance of the area but would rather have the potential to improve it.

Impact on residential amenity and privacy

It is acknowledged that two similar earlier applications at this site have been refused with one application also having been rejected at appeal. The critical differences between the previous and current application are set out elsewhere in this report.

The SPG relating to the development of flats provides support where a high quality of accommodation and amenity can be provided for residents. It is considered that the property is of a sufficient scale to provide its occupiers with an acceptable standard of accommodation whereby there would be adequate natural light serving habitable rooms as well as sufficient ventilation and a reasonable outlook. In addition, the SPG indicates that flats should have a main entrance to the front of the building and have access to either private or communal outdoor space. All seven of the flats would be accessed via a shared entrance to the front of the building that would be separate from the main shop front. It is noted that the site is not capable of providing outdoor private or shared amenity space. However, given the building is located in reasonable proximity to a number of public amenity spaces, and that the nature of the accommodation has changed in that all flats are now two bedroom units that are not likely to attract families, it is not considered that this issue would be significant enough to warrant the refusal of the application.

The SPG provides support for proposals that do not result in the creation of undue nuisance arising from the intensity of the residential use that flats can create. Whilst the proposed use would reflect surrounding land uses, it is accepted that a degree of noise/disturbance would inevitably occur from the development. It is however considered that a greater degree of general noise it is to be expected within a town centre location when compared to a purely

residential location. As such, it is not considered that any adverse impact relating to noise/disturbance would be so severe as to warrant the refusal of the application.

There is some concern that the additional windows positioned on the side elevations of the building would result in some overlooking to adjacent properties. However, buildings within this section of Cardiff Street are located within close proximity to one another and mutual overlooking between buildings currently already occurs. It is not considered that the level of overlooking would be exacerbated to such a degree that it would warrant the refusal of the application.

The application incorporates the extension to the existing building through the addition of a further storey. As such, the height of part of the building would increase and some additional overshadowing would therefore occur to adjacent properties. It is not however considered that the additional overshadowing would be so severe that it would warrant the refusal of the planning application. Furthermore, the height of the proposed extension is reflective of other buildings in the locality and could not be considered overbearing.

Access and highway safety

Highways Development Control have fully considered the issues of access, existing Traffic Regulation Orders, Parking and Cycle parking in relation to the proposed development and have concluded by raising no objections to the proposals and indicating that in their view, no highway related conditions are required.

Flood Risk:

The application proposes highly vulnerable development within an area that is confirmed to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN 15: Development and Flood Risk. The policy guidance set out in TAN 15 prohibits highly vulnerable development in Zone C2 and this is echoed in Policy AW2 of the Rhondda Cynon Taf Local Development Plan. However, the highly vulnerable element of the proposal is situated on the upper floors and therefore likely to be above any potential flood depths should a flood event occur at this location. In addition, access to the residential accommodation would be located outside of Zone C2 and therefore should a flood event occur, occupiers of the flats would have a means of escape. It is noted that the basement level of the property and partial ground floor would contain a retail use, which is considered less vulnerable development.

Whilst it is acknowledged that the proposal cannot meet the tests set out in paragraph 6.2 of TAN 15, the site is clearly previously developed land within a densely developed area and the proposal would have inevitable regeneration benefits in terms of bringing a vacant site back into use. Furthermore, the

application is supported by a Flood Consequences Assessment (FCA) that fully considers the issues of flooding. Based on this and the above, NRW have raised no objections to the proposal on flood risk grounds.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for charge under the CIL Regulations 2010 as amended, however the application lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable and therefore no CIL is payable

Conclusion

The application is considered acceptable in principle and compliant with planning policy at the local and national level. The site is situated in a highly sustainable location with good access to transport options and local services and facilities. The intended use of the site would be compatible with the wider Cardiff Street area that is characterised by an increasing number of shops at street level with residential accommodation over.

Though the proposals involve a substantial extension of the property at the rear second floor level the proposals remain in keeping with the general character scale and design of the wider area, and the reuse of the site will inevitably uplift the appearance of what is currently a dated and tired looking building the appearance of which is generally to the detriment of the town centre.

The proposals have limited impact on the residents of surrounding properties despite the proposed extension and future occupants of the flats would benefit from more than adequate living space. Whilst the proposals do not involve the provision of any parking space, Members should note that given the location Highways and Transportation have not objected to the proposals given the town centre location and proximity to good public transport options

RECOMMENDATION: Approve

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Layout Plan Drawing No: 2023-003-22-22a Rev A

- Proposed Elevations Drawing No. 2023-004-22-22a
- Site Plan Drawing No. 2023-002-22-22a
- Existing Plans and Elevations Drawing no. 2023001-22-22a

and documents received by the Local Planning Authority unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Notwithstanding the approved plans, building operations shall not be commenced until details of the finishing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall be finished and maintained in accordance with the approved details.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area, in the interests of visual amenity and in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. The public opening hours of the basement and ground floor retail units hereby approved shall be as follows:

Monday to Saturday:	09:00 Hours to 23:00 Hours
Sunday:	10:00 Hours to 20:00 Hours
Bank Holidays:	Closed

Reason: To define the scope of the permitted use and in the interest of the amenity of neighbouring occupiers in accordance with Policies AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

5. The windows to be created in the side (south east and north west) elevations shall be inward opening only and permanently retained in that condition thereafter.

Reason: To protect the amenities of nearby occupiers, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

6. The storage area located within the basement of the development hereby approved shall only be used for purposes incidental to the approved uses within 22-22a Cardiff Street, Aberdare. As such, it shall not form a separate planning unit and no separate trade or business shall be carried out therefrom.

Reason: In the interest of amenity, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

7. No surface water from any increase in the roof area of the building /or

impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

19 OCTOBER 2023

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 25/09/2023 – 06/10/2023

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

19 OCTOBER 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel: 01443 281132)**

See Relevant Application File

APPEAL DECISION RECEIVED

APPLICATION NO: 21/0845
APPEAL REF: CAS-01371-G0H9S2
APPLICANT: Mr R Aldridge
DEVELOPMENT: Addition of first floor to existing garage.
LOCATION: 38 MOUNT LIBANUS STREET, TREHERBERT,
TREORCHY, CF42 5RH
DECIDED: 29/09/2021
DECISION: Refused
APPEAL RECEIVED: 28/01/2022
APPEAL DECIDED: 05/10/2023
APPEAL DECISION: Dismissed

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

Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

23/0461/31 Decision Date: 16/05/2023
Proposal: Upgrade to telecommunications base station

Location: CWMBACH INDUSTRIAL ESTATE, CANAL ROAD, CWM-BACH, ABERDARE

23/0956/31 Decision Date: 13/09/2023
Proposal: Installation of Telecommunication apparatus

Location: GILFACH ROAD, TONYPANDY

Aberdare West/Llwydcoed

21/0778/10 Decision Date: 16/05/2023
Proposal: Re-profiling works to garden.

Location: 5 PLASMARL, LLWYDCOED, ABERDARE, CF44 0UD

Aberdare East

22/0198/10 Decision Date: 26/09/2022
Proposal: Refurbishment and roof extensions.

Location: GLEN ROY, MOSS ROW, ABER-NANT, ABERDARE, CF44 0AJ

Cwmbach

22/0408/10 Decision Date: 24/08/2023
Proposal: Demolition and reconstruction of existing coach house to form ancillary accommodation to main house and pool (retrospective) (amended plans and details received 13/07/2022) (further amended plans and details

Location: LLETYSHENKIN HOUSE, CEFNPENNAR ROAD, CWM-BACH, ABERDARE, CF44 0EW

Abercynon

22/0037/10 Decision Date: 20/03/2023
Proposal: Proposed change of existing restaurant to drive thru restaurant with access, on site car parking and refuse storage facilities (Transport Statement received 14/04/22).

Location: FORMER JUBORAJ RESTAURANT, SLIP WAY TO SERVICES, A470, ABERCYNON, CF45 4YX

Ynysybwl

21/0314/10 Decision Date: 13/06/2023
Proposal: Demolish existing office building to make way for new Modular building to be used as a semi independent supported living annex. Change of use of existing barn to office, associated with the operation of the existing

Location: TYN Y WERN, WINDSOR PLACE, YNYS-Y-BWL, PONTYPRIDD

Aberaman North

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

Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Aberaman North

22/0264/10

Decision Date: 08/12/2022

Proposal:

Construction of 1 no. three storey house.

Location:

LAND OPPOSITE 16 BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW

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

Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Treherbert

22/0456/13

Decision Date: 16/12/2022

Proposal:

Outline Planning Permission for Single Dwelling House with off Street Parking.

Location:

LAND ADJACENT TO 7 GEORGE STREET, TREHERBERT, TREORCHY, CF42 5AH

Pentre

22/0390/10

Decision Date: 18/11/2022

Proposal:

Retention of Car/Van Port

Location:

SUITE OPTIONS LIMITED, WINDSOR STREET, PENTRE, CF41 7JJ

Tonypandy

22/0857/09

Decision Date: 22/11/2022

Proposal:

Certificate of lawful development for the proposed use of the property for the provision of residential accommodation and care for up to 3 no. children between the ages of 8-17, along with 2 no. support staff 24

Location:

89 PRIMROSE STREET, TONYPANDY, CF40 1BQ

22/0900/10

Decision Date: 06/09/2023

Proposal:

Two-storey detached dwelling (updated FCA received 26/06/23, amended plans received 02/08/23)

Location:

LAND TO THE SIDE OF NO. 6 PARK PLACE, TONYPANDY, CF40 1BA

22/0990/10

Decision Date: 29/09/2022

Proposal:

Conversion of Former Bank to Beauty Salon (sui generis use class) on Ground Floor with 2 Residential Units above and the installation of a rear dormer.

Location:

BARCLAYS BANK, 31 DUNRAVEN STREET, TONYPANDY, CF40 1AF

22/1120/01

Decision Date: 16/01/2023

Proposal:

Signage

Location:

2 CROWN BUILDINGS, RIVER VIEW, TONYPANDY, CF40 1QF

22/1300/09

Decision Date: 02/12/2022

Proposal:

Attic conversion

Location:

67 KENRY STREET, TONYPANDY, CF40 1DG

22/1329/15

Decision Date: 06/03/2023

Proposal:

Variation of condition 2 (plan numbers) of application ref. 22/0990/10 for an additional rear dormer extension.

Location:

BARCLAYS BANK, 31 DUNRAVEN STREET, TONYPANDY, CF40 1AF

22/1341/10

Decision Date: 08/12/2022

Proposal:

First floor extension (RESUB)

Location:

11 FERN TERRACE, TONYPANDY, CF40 2AL

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

Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Tonypandy

22/1434/10	Decision Date: 30/01/2023
Proposal:	Change of use from Butchers (Use Class A1) to Bubble Tea Café (Use Class A3).
Location:	BAYLISS AND SONS BUTCHERS, 4 DE WINTON STREET, TONYPANDY, CF40 2QZ

22/1436/10	Decision Date: 09/02/2023
Proposal:	Extension.
Location:	11 GREEN ACRE DRIVE, TONYPANDY, CF40 1DA

22/1462/10	Decision Date: 23/02/2023
Proposal:	Subdivision of existing floor space to create additional flat (2 in Total)
Location:	113 DUNRAVEN STREET, TONYPANDY, CF40 1AS

22/1467/10	Decision Date: 07/02/2023
Proposal:	First floor rear extension.
Location:	50 CHARLES STREET, TONYPANDY, CF40 2AN

23/0175/10	Decision Date: 30/03/2023
Proposal:	Change of use to an escape room and sensory area
Location:	1 CROWN BUILDINGS, RIVER VIEW, TONYPANDY, CF40 1QF

23/0263/10	Decision Date: 21/04/2023
Proposal:	Change of Use from Betting Office (Use Class A2) to Pizza Restaurant including Takeaway (Use Class A3)
Location:	LADBROKES PLC, 110 DUNRAVEN STREET, TONYPANDY, CF40 1AS

23/0268/10	Decision Date: 11/04/2023
Proposal:	Proposed single storey extension and raised decking
Location:	3 PRIMROSE STREET, TONYPANDY, CF40 1BW

23/0373/10	Decision Date: 11/05/2023
Proposal:	3 detached garages, boundary wall/fences and retaining wall not exceeding 2m
Location:	LAND TO THE REAR OF TRINITY ROAD, TONYPANDY

23/0392/10	Decision Date: 06/06/2023
Proposal:	Two storey rear extension.
Location:	43 GILMOUR STREET, TONYPANDY, CF40 2LB

23/0455/10	Decision Date: 26/06/2023
Proposal:	Removal of stepped stone copings to the front elevation of the building including the old stone bell housing and construction of fascia and soffit and slate over to existing.
Location:	LIVING WAY CHURCH, DUNRAVEN STREET, TONYPANDY, CF40 1AL

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

Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Tonypandy

23/0488/10

Decision Date: 05/06/2023

Proposal:

Rotation of existing storage container, 2 new green storage containers

Location:

RCT PLAYGROUND KING GEORGE V, KING GEORGE V MEMORIAL PARK, PARK PLACE,
TONYPANDY

Ynyshir

22/0081/10

Decision Date: 04/07/2023

Proposal:

Garage to rear.

Location:

74 YNYSHIR ROAD, YNYS-HIR, PORTH, CF39 0EN

Aberaman

21/1558/10

Decision Date: 07/09/2023

Proposal:

Proposed rear first floor extension.

Location:

132 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6HY

22/0907/10

Decision Date: 13/10/2022

Proposal:

Change of use from a commercial shop to residential, change the layout of the front

Location:

HILL HOUSE, JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6EW

22/0969/10

Decision Date: 01/11/2022

Proposal:

Change of use of existing warehouse from B8 to Ethylene Oxide sterilising facility and construction of external ancillary plant & gas storage unit

Location:

PARC AGILITY, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE

22/0972/10

Decision Date: 24/10/2022

Proposal:

Two storey rear extension

Location:

58 BROOK STREET, ABERAMAN, ABERDARE, CF44 6YE

22/0981/10

Decision Date: 07/10/2022

Proposal:

Proposed side extension over existing annexes.

Location:

37A GWAWR STREET, ABERAMAN, ABERDARE, CF44 6YP

22/1032/10

Decision Date: 19/10/2022

Proposal:

New security fencing to perimeter of football ground

Location:

LAND ADJ TO GLANAMAN ROAD, CWMAMAN, ABERDARE

22/1073/10

Decision Date: 30/11/2022

Proposal:

Change of use lower ground floor store to self contained letting rooms.

Location:

THE FALCON INN, INCLINE ROW, GODREAMAN, ABERDARE, CF44 6LU

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

Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Aberaman

22/1235/10 Decision Date: 28/11/2022

Proposal: Two storey front extension.

Location: 6 PWLLFA PLACE, PARK VIEW, CWMAMAN, ABERDARE, CF44 6PR

22/1297/10 Decision Date: 05/01/2023

Proposal: Driveway

Location: 287 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6YA

22/1310/10 Decision Date: 06/01/2023

Proposal: Two storey and single storey extension

Location: 40 GWAWR STREET, ABERAMAN, ABERDARE, CF44 6YP

22/1414/15 Decision Date: 04/01/2023

Proposal: Variation of condition 10 - There shall be no outside storage whatsoever on the site.

Location: FORMER STYROPACK LTD., (ABERDARE), ABERAMAN PARK INDUSTRIAL ESTATE, ABERDARE, CF44 6DA

23/0026/10 Decision Date: 22/03/2023

Proposal: First floor rear extension

Location: 23 VALLEY VIEW STREET, GODREAMAN, ABERDARE, CF44 6EG

23/0187/10 Decision Date: 09/08/2023

Proposal: Creation of drop kerb to allow vehicular access and alterations to garden to create drive way.

Location: 241 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RE

23/0241/10 Decision Date: 20/04/2023

Proposal: Attic conversion with minor changes to first floor, 2 number dormers

Location: 39 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

23/0369/10 Decision Date: 25/05/2023

Proposal: Alterations

Location: 46 REGENT STREET, ABERAMAN, ABERDARE, CF44 6ET

23/0457/10 Decision Date: 26/05/2023

Proposal: Proposed extension to attic accommodation

Location: 20 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ

23/0496/10 Decision Date: 03/07/2023

Proposal: External alterations to the existing What! Store following the subdivision of unit (23/0294/10).

Location: WHAT STORES, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

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

Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Aberaman

23/0574/10 Decision Date: 25/08/2023

Proposal: Proposed new dwelling

Location: LAND ADJACENT TO BRIARDENE, HILLCREST AVENUE, ABERAMAN, ABERDARE, CF44 6YH

23/0671/01 Decision Date: 16/08/2023

Proposal: Replacement of 1no. existing 48-sheet poster board with a digital advertising screen (D-Poster).

Location: 22 CLARENCE STREET, ABERAMAN, ABERDARE, CF44 6SD

23/0706/10 Decision Date: 14/09/2023

Proposal: Proposed first floor extension to rear

Location: 87 REGENT STREET, ABERAMAN, ABERDARE, CF44 6EU

Abercynon

22/0590/10 Decision Date: 10/05/2023

Proposal: Proposed side extension and rear dormer extension (amended plans received 01/08/2022 and 20/04/2023).

Location: 80 GREENFIELD TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4TN

22/0858/10 Decision Date: 05/05/2023

Proposal: Change of use from Dog Groomers to General Hardware and Discount store (Use Class A1).

Location: 1 MAIN ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4BX

22/0876/10 Decision Date: 29/09/2022

Proposal: Single storey rear extension.

Location: 21 MILBOURNE STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YL

22/1134/10 Decision Date: 21/10/2022

Proposal: Single / two storey rear extension.

Location: 38 GREENFIELD TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4TL

22/1209/10 Decision Date: 19/12/2022

Proposal: Construction of garage and terracing of garden.

Location: 59 PENTWYN AVENUE, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YE

22/1337/10 Decision Date: 24/07/2023

Proposal: Residential proposals and shop extension to rear (Bat scoping survey received 02/03/2023) (Bat survey received 08/06/2023)

Location: 47-48 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RB

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Abercynon

23/0027/10 Decision Date: 06/03/2023
Proposal: Single-story side and rear extension, widening of driveway to create additional parking space within the front garden.
Location: 5 GOITRE COED ISAF, ABERCYNON, MOUNTAIN ASH, CF45 4EL

23/0078/10 Decision Date: 24/03/2023
Proposal: Proposed extension of shop building and construction of sub station.
Location: TEXACO SERVICE STATION, A470 NORTHBOUND, ABERCYNON, CF45 4YX

23/0134/10 Decision Date: 03/04/2023
Proposal: Conversion of a double garage into a single garage, first floor extension over garage
Location: 24 GROVERS FIELD, ABERCYNON, MOUNTAIN ASH, CF45 4PP

23/0157/10 Decision Date: 25/05/2023
Proposal: Pair of semi detached garages
Location: LAND OPPOSITE 9 WOODLAND TERRACE & KNIGHTS TERRACE, ABERCYNON

23/0265/10 Decision Date: 04/05/2023
Proposal: Proposed single storey rear extension
Location: 66 GREENFIELD TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4TL

23/0416/15 Decision Date: 08/06/2023
Proposal: Variation of condition 1 extend time limit of 18/0549/10
Location: 5 YNYS Y DWR COTTAGES, NAVIGATION PARK, ABERCYNON, MOUNTAIN ASH, CF45 4SD

23/0487/23 Decision Date: 05/07/2023
Proposal: Prior Approval - Alteration to existing bridge parapet.
Location: YNYSBOETH ROAD BRIDGE ABERCYNON

23/0588/10 Decision Date: 03/08/2023
Proposal: Erect a roundhouse structure based on those of the iron age for visitors.
Location: CYNON VALLEY ORGANIC ADVENTURES, ABERCYNON

23/0621/10 Decision Date: 10/08/2023
Proposal: Two storey extension
Location: 78 BRYNTIRION, TYNTETOWN, MOUNTAIN ASH, CF45 4EX

23/0685/10 Decision Date: 09/08/2023
Proposal: Steel security container (approx 20x8 foot) for storage of football equipment only (mini goals, flags, etc) for junior football teams.
Location: ABERCYNON SPORTS CENTRE, ABERCYNON RECREATION GROUND, PARK ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4UY

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Aberdare East

22/0562/10	Decision Date: 09/11/2022
Proposal:	Detached dwelling (Re-submission of 16/0016/10.)
Location:	PLOT 7, THE AILSA, FORMER RIVER LEVELS, MOSS PLACE, ABER-NANT, ABERDARE

22/0770/09	Decision Date: 29/09/2022
Proposal:	Certificate of lawful development for a proposed single storey rear extension.
Location:	THE BLOSSOMS, ABERNANT ROAD, ABER-NANT, ABERDARE, CF44 0YS

22/0923/10	Decision Date: 11/10/2022
Proposal:	First floor rear extension and extend ground floor bay window to front.
Location:	1 BUTE TERRACE, BUTE STREET, ABERDARE, CF44 7LF

22/0953/15	Decision Date: 16/01/2023
Proposal:	Removal of condition 5 footway / vehicular crossovers (21/1087/10)
Location:	LAND ADJACENT TO CARTREF, MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU

22/1057/10	Decision Date: 09/01/2023
Proposal:	Gabion supporting wall for extension of residential curtilage.
Location:	2 RICHMOND GARDENS, ABER-NANT, ABERDARE, CF44 0RJ

22/1151/10	Decision Date: 08/11/2022
Proposal:	Re-development and upgrading of derelict office accommodation including a second floor extension and balcony area, new elevation treatment of cladding, new windows and doors and new roof. External works
Location:	4 ABERNANT ROAD, ABER-NANT, ABERDARE, CF44 0PY

22/1203/10	Decision Date: 28/11/2022
Proposal:	Part refurbishment /replacement of shop front.
Location:	HOLLAND AND BARRETT LTD, 41 COMMERCIAL STREET, ABERDARE, CF44 7RW

22/1223/10	Decision Date: 01/12/2022
Proposal:	Single storey side extension.
Location:	8 WERFA CLOSE, ABER-NANT, ABERDARE, CF44 0YT

22/1383/10	Decision Date: 07/02/2023
Proposal:	First floor rear extension
Location:	44 BUTE STREET, ABERDARE, CF44 7LE

23/0006/10	Decision Date: 24/01/2023
Proposal:	Second floor extension, existing extension to be extended.
Location:	27 GLOUCESTER STREET, ABERDARE, CF44 7BP

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Aberdare East

23/0030/13 Decision Date: 20/07/2023

Proposal: 2 detached dwellings

Location: PLOT 7 THE AILSA, MOSS PLACE, ABER-NANT, ABERDARE

23/0105/10 Decision Date: 28/02/2023

Proposal: Two storey side and rear extension and replacement front porch

Location: 13 MOSS ROW, ABER-NANT, ABERDARE, CF44 0AJ

23/0107/10 Decision Date: 14/03/2023

Proposal: Proposed rebuild of existing ground floor bathroom extension and bay window to front elevation (resubmission)

Location: GARFIELD, ELM GROVE, GADLYS, ABERDARE, CF44 8DN

23/0199/10 Decision Date: 11/07/2023

Proposal: Change of use from Hairdressers (A1) to mixed use Commercial (A1 use) and 4no. Residential Flats (C3a use) (Flood Consequence Assessment Received 12/06/2023)

Location: THE HAIR LOUNGE, 59 CARDIFF STREET, ABERDARE, CF44 7DG

23/0243/15 Decision Date: 03/05/2023

Proposal: Variation of condition 1 of application 17/0984/10 extension of time for a further 5 years.

Location: LAND AT HURST GROVE (NORTH OF 1B FORGE PLACE), ABERNANT, ABERDARE, CF44 0SE

23/0289/10 Decision Date: 09/05/2023

Proposal: Changes to elevations with the construction of extensions totalling 53.4 sqm, to accommodate replacement drive thru booths, new section of shopfront and extended BOH areas to incorporate a new corral. Existing

Location: MCDONALDS RESTAURANT, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

23/0359/11 Decision Date: 11/05/2023

Proposal: Purple Plaque to be installed on the front right-hand side of the Cynon Valley Museum building.

Location: CYNON VALLEY MUSEUM AND GALLERY, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

23/0387/10 Decision Date: 05/06/2023

Proposal: Change of use from shop (Planning Use Class A1) to an estate agents (Planning Use Class A2).

Location: 49B AND 50 COMMERCIAL STREET, ABERDARE, CF44 7RW

23/0399/10 Decision Date: 06/06/2023

Proposal: Change of use from a cantonese takeaway to a nail salon

Location: PAGODA CHINESE TAKEAWAY, GADLYS ROAD, GADLYS, ABERDARE, CF44 8AD

23/0400/01 Decision Date: 06/06/2023

Proposal: Unlit painted timber fascia sign.

Location: PAGODA CHINESE TAKEAWAY, GADLYS ROAD, GADLYS, ABERDARE, CF44 8AD

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Aberdare East

-
- 23/0432/12** Decision Date: 22/08/2023
Proposal: Listed Building Consent for the replacement of front window with new entrance door, including internal alterations to enable continued use of church meeting rooms separate to the residential function of the
Location: PRESBYTERY, 54 MONK STREET, ABERDARE
-
- 23/0480/10** Decision Date: 22/08/2023
Proposal: Replacement of front window with new entrance door, including internal alterations to enable continued use of church meeting rooms separate to the residential function of the presbytery.
Location: PRESBYTERY, 54 MONK STREET, ABERDARE
-
- 23/0569/10** Decision Date: 25/07/2023
Proposal: Creation of door opening and window opening to rear and side elevations, renewal of all existing windows within side and rear elevations to white uPVC.
Location: 3 CANON STREET, ABERDARE, CF44 7AT
-
- 23/0833/10** Decision Date: 14/09/2023
Proposal: Change of use to a mixed use development consisting of a retail area and workshop (Planning Use Class A1) and a coffee house (Planning Use Class A3).
Location: GROUND FLOOR, 3 CANON STREET, ABERDARE, CF44 7AT
-

Aberdare West and Llwydcoed

-
- 22/0034/10** Decision Date: 16/03/2023
Proposal: Decking to rear upper garden.
Location: 39 BRYN DERWEN, CWMDARE, ABERDARE, CF44 8SE
-
- 22/0848/10** Decision Date: 25/10/2022
Proposal: Two storey side extension.
Location: 6 MAES Y FFION, LLWYDCOED, ABERDARE, CF44 0AQ
-
- 22/0928/10** Decision Date: 18/10/2022
Proposal: Balcony to rear of property
Location: 28 KING STREET, CWMDARE, ABERDARE, CF44 8TR
-
- 22/0983/19** Decision Date: 29/11/2022
Proposal: Works to trees (T3, T7, T8, T9 and T12) (T10) NB: Consent for removal of oak T5 granted - ref 20/0260/19
Location: SWN YR AFON, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP
-
- 22/1025/10** Decision Date: 11/10/2022
Proposal: Dropped kerb to proposed driveway to front of property.
Location: 63 HARRIET STREET, TRECYNON, ABERDARE, CF44 8PL
-

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Aberdare West and Llwydcoed

22/1123/10 Decision Date: 08/11/2022

Proposal: Garden room.

Location: APPLGARTH, TUDOR TERRACE, TRECYNON, ABERDARE, CF44 8EB

22/1152/10 Decision Date: 18/11/2022

Proposal: New timber fencing and reprofiling of rear garden.

Location: 44 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ

22/1169/10 Decision Date: 22/11/2022

Proposal: Single storey rear extension, orangery, extension to garage

Location: 13 THE RISE, CWMDARE, ABERDARE, CF44 8BJ

22/1174/09 Decision Date: 02/02/2023

Proposal: Certificate of Lawful Development for existing use of land as an extension to the garden curtilage of Tyn Coed Hir, Lon Las, Llwydcoed.

Location: TYN COED HIR, LON LAS, LLWYDCOED, ABERDARE, CF44 0UP

22/1309/10 Decision Date: 05/01/2023

Proposal: Front extension of garage.

Location: 21 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8TW

22/1312/10 Decision Date: 06/01/2023

Proposal: Two storey side extension

Location: 17 MAES-YR-HELYG, LLWYDCOED, ABERDARE, CF44 0YW

22/1319/10 Decision Date: 08/12/2022

Proposal: Garage conversion and rear extension.

Location: 85 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ

22/1359/10 Decision Date: 23/01/2023

Proposal: Two storey rear extension, internal modifications

Location: 5 MINERS ROW, LLWYDCOED, ABERDARE, CF44 0TP

22/1417/10 Decision Date: 24/01/2023

Proposal: Proposed rear and front extensions to existing bungalow, internal works to the ground floor and the conversion of the attic space with hip to gable roof enlargement and dormer to rear of the property. Extension to detached

Location: 12 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RD

22/1471/10 Decision Date: 09/02/2023

Proposal: Front and side extension, raise the roof to create a new storey, internal and external alteration

Location: 7 FAIROAK CLOSE, CWMDARE, ABERDARE, CF44 8BT

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Aberdare West and Llwydcoed

23/0125/10 Decision Date: 15/03/2023
Proposal: Proposed erection of 2no.garden rooms within the curtilage of plots 1 and 3 and associated works.
Location: LAND ADJACENT TO HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

23/0205/10 Decision Date: 20/04/2023
Proposal: Two storey rear extension
Location: 16 BRIDGE STREET, ROBERTSTOWN, ABERDARE, CF44 8EU

23/0246/10 Decision Date: 04/05/2023
Proposal: Side extension, porch and internal alterations
Location: 11 CYPRESS COURT, CWMDARE, ABERDARE, CF44 8YB

23/0375/10 Decision Date: 12/06/2023
Proposal: Proposed single storey rear extension and two storey side extension,new garage location
Location: 3 LAKESIDE, CWMDARE, ABERDARE, CF44 8AX

23/0427/10 Decision Date: 14/06/2023
Proposal: Two storey side extension.
Location: 8 MAES-YR-HELYG, LLWYDCOED, ABERDARE, CF44 0YW

23/0471/10 Decision Date: 12/06/2023
Proposal: Construction of porch to the front
Location: 37 HAULWEN, CWMDARE, ABERDARE, CF44 8RW

23/0518/10 Decision Date: 13/07/2023
Proposal: Two storey extension over integral garage
Location: 10 GLASFRYN, CWMDARE, ABERDARE, CF44 8SB

23/0676/10 Decision Date: 05/09/2023
Proposal: Proposed single storey extension for a kitchen, shower room and utility room and bedroom extension on top of existing garage.
Location: 16 BLAEN WERN, CWMDARE, ABERDARE, CF44 8SD

23/0806/10 Decision Date: 08/09/2023
Proposal: Rear Extension
Location: 85 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ

Beddau and Tyn-y-nant

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Beddau and Tyn-y-nant

-
- 22/1148/10** Decision Date: 28/11/2022
Proposal: Increase size of existing rear single storey building
Location: 22 CASTELL-Y-MYNACH ROAD, BEDDAU, PONTYPRIDD, CF38 2BG
-
- 22/1157/10** Decision Date: 23/11/2022
Proposal: Two storey extensions to front and side elevations, rear single storey extension, new entrance canopy, dormer to front and balcony to rear.
Location: O R DIWEDD, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF38 2RB
-
- 22/1178/10** Decision Date: 25/11/2022
Proposal: Retention of 2 metre boundary fence.
Location: 1 CARSHALTON ROAD, BEDDAU, PONTYPRIDD, CF38 2LH
-
- 22/1285/10** Decision Date: 01/12/2022
Proposal: Porch to front of property
Location: 20 MILTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2TN
-
- 22/1396/10** Decision Date: 12/04/2023
Proposal: First floor extension above garage
Location: WOODSIDE, LLANTRISANT ROAD TO NEWBRIDGE ROAD, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LR
-
- 23/0045/10** Decision Date: 30/06/2023
Proposal: Single storey rear extension
Location: 14 CASTLEFORD CLOSE, BEDDAU, PONTYPRIDD, CF38 2RW
-
- 23/0245/10** Decision Date: 18/04/2023
Proposal: Single storey rear extension
Location: 8 HEOL GWRGAN, BEDDAU, PONTYPRIDD, CF38 2RN
-
- 23/0300/10** Decision Date: 11/05/2023
Proposal: Porch extension
Location: 22 HEOL DDEUSANT, BEDDAU, PONTYPRIDD, CF38 2LA
-
- 23/0352/10** Decision Date: 18/05/2023
Proposal: Single storey detached garage to the front
Location: 73 CLOS MYDDLIN, BEDDAU, PONTYPRIDD, CF38 2JT
-
- 23/0445/10** Decision Date: 05/06/2023
Proposal: Proposed side and ground floor extension
Location: 1 CWRT FAENOR, BEDDAU, PONTYPRIDD, CF38 2JL
-

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Beddau and Tyn-y-nant

23/0502/10 Decision Date: 30/06/2023
Proposal: Change of use from storage room to IPL and Laser Treatments
Location: 36 COMMERCIAL STREET, BEDDAU, PONTYPRIDD, CF38 2DB

23/0534/10 Decision Date: 27/06/2023
Proposal: Outbuilding to rear
Location: 14 CWRT FAENOR, BEDDAU, PONTYPRIDD, CF38 2JL

23/0543/10 Decision Date: 20/06/2023
Proposal: Two storey rear extension and external canopy.
Location: 94 CLOS MYDDLIN, BEDDAU, PONTYPRIDD, CF38 2JT

23/0893/10 Decision Date: 30/08/2023
Proposal: Part retrosoective works to replace existing deck area which had become unsafe with new decking area with the addition of a new lower raised deck area
Location: 20 BRYNTEG GREEN, BEDDAU, PONTYPRIDD, CF38 2PT

Brynna and Llanharan

22/0705/10 Decision Date: 09/03/2023
Proposal: Construction of covered store(Amended Plans received 19/01/23)
Location: BRYNNA MILL, WERN TARW ROAD, BRYNNA

22/0725/01 Decision Date: 20/06/2023
Proposal: Retrospective application for illuminated signage
Location: SCOOPS, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

22/0739/10 Decision Date: 16/12/2022
Proposal: Change of use of an existing storage at Llanharan Service Station to restaurant and associated site works including car parking, vehicular access and landscaping.
Location: LLANHARAN SERVICE STATION, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9NR

22/0766/10 Decision Date: 04/10/2023
Proposal: Parking area to serve river NRW monitoring station (Ecology Report received 01/03/2023).
Location: NRW Monitoring Station, Rhodfa Bryn Rhydd, Talbot Green CF72 9FD

22/0803/10 Decision Date: 14/10/2022
Proposal: Retrospective application for erection of fence
Location: 2 TREDEGAR CLOSE, LLANHARAN, PONTYCLUN, CF72 9QU

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Brynna and Llanharan

-
- 22/1038/10** Decision Date: 29/11/2022
Proposal: Retrospective - glass / green house
Location: ST KITTS, GELLIFEDI ROAD, BRYNNA, PONTYCLUN, CF72 9QG
-
- 22/1066/09** Decision Date: 26/10/2022
Proposal: Change of use of an integral garage to a playroom. Removing the garage door and installing a window system.
Location: 34 COLLIERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UT
-
- 22/1087/10** Decision Date: 01/11/2022
Proposal: Ground floor rear extension
Location: TYN Y PWLL HOUSE, OLD LLANHARAN ROAD, LLANHARAN, BRIDGEND, CF35 5LH
-
- 22/1109/09** Decision Date: 02/12/2022
Proposal: Single storey rear extension and new steps to rear garden.
Location: 41 HILLCREST, BRYNNA, PONTYCLUN, CF72 9SJ
-
- 22/1165/10** Decision Date: 21/12/2022
Proposal: Two storey side extension.
Location: 81 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TE
-
- 22/1224/10** Decision Date: 13/12/2022
Proposal: Front porch & rear extension with dormers.
Location: GARTH ISAF FARM, LLANHARAN, PONTYCLUN, CF72 9NH
-
- 22/1237/10** Decision Date: 22/11/2022
Proposal: Tiled roof conservatory to rear
Location: 7 MAES HEDD, LLANILID, PONTYCLUN, CF72 4AE
-
- 22/1240/10** Decision Date: 21/12/2022
Proposal: Replace floodlights and upgrade electrical supply (Partly Retrospective).
Location: PLAYGROUND LLANHARAN WELFARE HALL, OFF BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RA
-
- 22/1253/10** Decision Date: 08/06/2023
Proposal: Extend lobby area, move entrance door to side, disabled access ramp to entrance. Entrance door will be automatic, small wall and hand rail to outer side of ramp.
Location: LLANHARAN DROP IN CENTRE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RD
-
- 22/1299/10** Decision Date: 21/12/2022
Proposal: Two storey rear extension.
Location: 16 HILLCREST, BRYNNA, PONTYCLUN, CF72 9SJ
-

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Brynna and Llanharan

22/1331/10

Decision Date: 19/12/2022

Proposal:

Two storey side extension, off road parking

Location:

173 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TJ

22/1395/10

Decision Date: 09/01/2023

Proposal:

Erection of plant in service yard at the front of the unit

Location:

PLOT A, LAND ADJACENT TO FELINDRE MEADOWS, LLANHARAN, PENCOED

22/1404/01

Decision Date: 24/01/2023

Proposal:

Flex face sign, window graphic, and totem sign.

Location:

PLOT A, LAND ADJACENT TO FELINDRE MEADOWS, LLANHARAN, PENCOED

22/1449/10

Decision Date: 10/01/2023

Proposal:

First floor extension over garage

Location:

79 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FU

22/1454/10

Decision Date: 09/01/2023

Proposal:

Single storey rear extension

Location:

26 TRENOS PLACE, LLANHARAN, PONTYCLUN, CF72 9RX

22/1469/10

Decision Date: 09/05/2023

Proposal:

Swimming pool, pump house, covered canopy to patio.

Location:

2 FOREST VIEW, ROAD TO FOREST VIEW, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 9JZ

23/0115/10

Decision Date: 11/04/2023

Proposal:

Two storey rear and single storey side extensions. (resubmission)

Location:

6 CLOS ALUN, BRYNNA, PONTYCLUN, CF72 9SR

23/0188/10

Decision Date: 28/03/2023

Proposal:

Garage conversion

Location:

53 FFORDD LLANBEDR, LLANILID, PONT-Y-CLUN

23/0209/23

Decision Date: 20/04/2023

Proposal:

Prior Approval - Installation of foot bridge

Location:

TRENOS LEVEL CROSSING, LLANHARAN

23/0240/10

Decision Date: 13/04/2023

Proposal:

Detached garage

Location:

8 HEATHFIELD CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RU

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Brynna and Llanharan

23/0260/09	Decision Date: 03/05/2023
Proposal:	The installation of solar panels on the upper and lower roofs of the main building and also on the roofs of two ancillary buildings in close proximity.
Location:	ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ

23/0277/10	Decision Date: 12/04/2023
Proposal:	Double storey side and rear extension with part single rear extension
Location:	9 ST LUKE'S CLOSE, LLANHARAN, PONTYCLUN, CF72 9ST

23/0301/09	Decision Date: 24/03/2023
Proposal:	Dormer window to rear
Location:	ASHWOOD HOUSE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RA

23/0363/10	Decision Date: 05/06/2023
Proposal:	New building to accommodate replacement waste packaging compaction and baling plant
Location:	BLAKEMORE RETAIL, LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8XX

23/0374/10	Decision Date: 26/06/2023
Proposal:	Canopy to rear elevation
Location:	11 HEOL YR ALARCH, LLANILID, PONTYCLUN

23/0384/10	Decision Date: 05/06/2023
Proposal:	Retrospective application for the installation of an ATM
Location:	POST OFFICE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

23/0397/10	Decision Date: 10/05/2023
Proposal:	Side extension
Location:	64 HEOL DEWI, BRYNNA, PONTYCLUN, CF72 9SQ

23/0403/10	Decision Date: 27/06/2023
Proposal:	First floor side extension
Location:	15 POWELL DRIVE, LLANHARAN, PONTYCLUN, CF72 9UU

23/0407/09	Decision Date: 07/06/2023
Proposal:	Single storey extension and rear dormer.
Location:	36 RED ROOFS CLOSE, PENCOED, BRIDGEND, CF35 6PL

23/0476/10	Decision Date: 01/06/2023
Proposal:	Single storey extension and dormer to rear
Location:	15 SOUTHALL STREET, BRYNNA, PONTYCLUN, CF72 9QH

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Brynna and Llanharan

23/0501/10 Decision Date: 05/06/2023

Proposal: Single-storey rear extension

Location: 1 MELBOURNE TERRACE, BRYNNA, PONTYCLUN, CF72 9QL

23/0560/01 Decision Date: 10/07/2023

Proposal: 1 no. fascia signage with individual lettering (halo illumination) and 1 no. monolith sign (halo illumination)

Location: ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ

23/0672/10 Decision Date: 24/08/2023

Proposal: Proposed porch extension to front of the property and proposed garage to the side.

Location: 17 WESTBOURNE TERRACE, LLANHARAN, PONTYCLUN, CF72 9RW

23/0703/10 Decision Date: 08/08/2023

Proposal: Extended dormer and extension to rear of the property

Location: ARRANMORE, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PD

23/0827/09 Decision Date: 01/09/2023

Proposal: Internal works to property, Renew front and rear doors and Resurface tarmac in car park.

Location: OLD AGE PENSIONERS HALL, HEOL CYNLLAN, LLANHARAN, PONTYCLUN, CF72 9RL

23/0899/10 Decision Date: 01/09/2023

Proposal: Single storey extension.

Location: 80 LONYDD GLAS, LLANHARAN, PONTYCLUN, CF72 9FW

23/1033/09 Decision Date: 25/09/2023

Proposal: Proposed single storey rear ground floor extension & loft conversion to create additional living space as per drawings attached.

Location: 57 RED ROOFS CLOSE, PENCOED, BRIDGEND, CF35 6PL

Church Village

22/0899/10 Decision Date: 06/03/2023

Proposal: Retrospective permission for the extension of rear curtilage by about a width of 1 metre for the whole length of the garden for an already constructed wall. (Structural Calculations Received 13/01/2023)

Location: 166 DYFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1PQ

22/1074/19 Decision Date: 15/12/2022

Proposal: TPO no. 33 Group of Oak and Alder trees (to the rear garden of 7 Allt Y Wiwer/ 31 Acorn Grove) - Proposed crown reduction by 1.5 metres.

Location: REAR OF 31 ACORN GROVE/ 7 ALLT Y WIWER, CHURCH VILLAGE, PONTYPRIDD, CF38 1BF

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22/1322/10	Decision Date: 10/03/2023
Proposal:	Drop curb 5 metre width at front of premises, gates to entrance
Location:	MAES YR HAF, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RG

22/1340/10	Decision Date: 11/01/2023
Proposal:	Shed/ storage building
Location:	2 DAN Y TWYN, BLACK ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PR

22/1357/10	Decision Date: 11/01/2023
Proposal:	Single storey rear extension,internal adaptations, renovations
Location:	175 DYFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1QB

22/1379/10	Decision Date: 28/07/2023
Proposal:	Extend the existing decking, erect wooden log cabin.
Location:	1 NANT YR ARIAN COTTAGES, CHURCH ROAD, TON-TEG, PONTYPRIDD, CF38 1HF

23/0017/10	Decision Date: 16/02/2023
Proposal:	Single storey side extension and porch.
Location:	13 CAE'R GERDDI, CHURCH VILLAGE, PONTYPRIDD, CF38 1UQ

23/0160/10	Decision Date: 17/04/2023
Proposal:	First floor side extension and garage conversion
Location:	14 BRECON WAY, TONTEG, PONTYPRIDD, CF38 1HW

23/0162/09	Decision Date: 06/04/2023
Proposal:	Lawful development certificate for a proposed use - Proposed use of existing vehicle repair workshop as MOT testing centre.
Location:	ROAD RUNNER MOTOR SPARES, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PY

23/0177/10	Decision Date: 06/04/2023
Proposal:	Single storey rear extension
Location:	2 LLANERCH GOED, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TB

23/0192/10	Decision Date: 06/04/2023
Proposal:	Single storey extension.
Location:	41 BROOKDALE COURT, CHURCH VILLAGE, PONTYPRIDD, CF38 1RP

23/0224/10	Decision Date: 27/06/2023
Proposal:	Change of use of an agricultural storage building into ancillary residential accommodation
Location:	BROOKFIELD FARM, HEOL-Y-CAWL, TON-TEG, PONTYPRIDD, CF38 1SR

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Church Village

23/0261/10 Decision Date: 30/03/2023

Proposal: Single Storey Side Extension

Location: 50 LLANBERIS CLOSE, TON-TEG, PONTYPRIDD, CF38 1HR

23/0401/09 Decision Date: 01/06/2023

Proposal: Single storey extension to rear of existing domestic dwelling.

Location: 4 WOODLAND VIEW, CHURCH VILLAGE, PONTYPRIDD, CF38 1RW

23/0413/10 Decision Date: 08/06/2023

Proposal: Shed to rear of the garden (retrospective)

Location: 20 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

23/0551/10 Decision Date: 20/07/2023

Proposal: Orangery and associated works

Location: 34 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

23/0561/10 Decision Date: 18/07/2023

Proposal: Single storey rear extension, second storey extension over garage.

Location: 3 LLANERCH GOED, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TB

23/0593/19 Decision Date: 20/07/2023

Proposal: Works to trees - decaying bark & sapwood at base of tree

Location: 4 RHODFA'R ORSAF, CHURCH VILLAGE, PONTYPRIDD, CF38 1BS

23/0691/19 Decision Date: 22/08/2023

Proposal: Large oak tree in the garden which is subject to a TPO that requires a reduction in size.

Location: 2 LIMETREE CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 2GE

23/0782/10 Decision Date: 30/08/2023

Proposal: Proposed single storey extension added to existing rear outbuilding

Location: 48 CONWAY CRESCENT, TON-TEG, PONTYPRIDD, CF38 1HP

23/0816/19 Decision Date: 12/09/2023

Proposal: Works to Oak Tree no.5 - TPO 33 (1999) - Prune the branches that are overhanging the garden and approaching/touching property (of 32 Cwrt Coed y Brenin).

Location: 32 CWRT COED-Y-BRENIN, CHURCH VILLAGE, PONTYPRIDD, CF38 1TN

23/0832/10 Decision Date: 14/09/2023

Proposal: Erection of a garage and associated works.

Location: 3 HIGH WILLOWS, CHURCH ROAD, TON-TEG, PONTYPRIDD, CF38 1EX

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Church Village

23/0858/10 Decision Date: 12/09/2023
Proposal: Change of use from former surgery (Planning Use Class D1) to office use (Planning Use Class B1)
Location: LLWYN YR EOS CLINIC, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RN

23/0868/19 Decision Date: 13/09/2023
Proposal: 30% crown reduction to 2 Oak trees in the garden (to the side of my the property),
Location: 1 LIMETREE CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 2GE

23/0875/10 Decision Date: 19/09/2023
Proposal: Garage extension and re-positioning of existing boundary means of enclosure.
Location: 1 LLYS Y FRAN, CHURCH VILLAGE, PONTYPRIDD, CF38 2AZ

Cilfynydd

22/1078/10 Decision Date: 27/10/2022
Proposal: Demolition of shed/utility building, erection of single storey side extension.
Location: 1 HEOL MYNYDD, CILFYNYDD, PONTYPRIDD, CF37 4HG

22/1189/10 Decision Date: 28/11/2022
Proposal: First floor extension, alterations to ground floor
Location: TREETOPS, 6 BROOKFIELD LANE, PONTYPRIDD, CF37 4DN

22/1256/10 Decision Date: 01/12/2022
Proposal: First floor extension above existing single storey extension
Location: 32 HEOL MYNYDD, CILFYNYDD, PONTYPRIDD, CF37 4HG

23/0249/10 Decision Date: 28/04/2023
Proposal: Single storey rear extension, exterior materials to be similar to existing dwelling.
Location: 23 HILLTOP AVENUE, CILFYNYDD, PONTYPRIDD, CF37 4HZ

23/0278/10 Decision Date: 17/05/2023
Proposal: Change of use to mixed use development consisting of a residential dwelling (Class C3) and child minding facility (Class D1)
Location: 8 FFORDD TRYWERYN, CILFYNYDD, PONTYPRIDD, CF37 4JE

23/0332/10 Decision Date: 14/06/2023
Proposal: Planning application for retrospective works to the construction of a retaining/boundary garden wall (finished with coping stones), replacing a dilapidated close boarded fence, removal of brambles and over growth spilling
Location: 61 BRYNDERWEN, CILFYNYDD, PONTYPRIDD, CF37 4EX

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Cilfynydd

23/0631/10 Decision Date: 22/08/2023
Proposal: Proposed single storey extension to rear and proposed dormer to first floor to front

Location: 1 SILVERHILL CLOSE, CILFYNYDD, PONTYPRIDD, CF37 4HU

23/0639/10 Decision Date: 24/08/2023
Proposal: Renovation of an existing building to include one additional apartment and the retention of one apartment and commercial space.

Location: 40A RICHARD STREET, CILFYNYDD, PONTYPRIDD, CF37 4NP

23/0851/10 Decision Date: 14/09/2023
Proposal: Car parking area to front of property and new raised balcony decking area to front of dwelling.

Location: TREETOPS, 6 BROOKFIELD LANE, PONTYPRIDD, CF37 4DN

Cwm Clydach

22/0526/10 Decision Date: 11/04/2023
Proposal: Proposed 3 Bed dwelling with associated works. (Coal Mining Risk Assessment received 14/11/22)(Amended Plan received 20/02/23)

Location: LAND AT SUNNY BANK, SUNNY BANK, CLYDACH, TONYPANDY

22/0914/15 Decision Date: 14/12/2022
Proposal: Removal or amendment to conditions 1 - expiration of time, 2 - approved plan(s), 3 - site investigation report, 4 - materials, 5 - local surface water flood risk and 8 - proposed footway and 10 - Construction method

Location: LAND SOUTH OF TAFF TERRACE, CLYDACH, TONYPANDY

22/1033/10 Decision Date: 26/10/2022
Proposal: Single storey rear extension (Retrospective)

Location: 109 JONES STREET, CLYDACH, TONYPANDY, CF40 2BZ

22/1238/10 Decision Date: 16/11/2022
Proposal: Two storey full width extension

Location: 13 WERN STREET, CLYDACH, TONYPANDY, CF40 2BQ

23/0015/10 Decision Date: 08/03/2023
Proposal: Extension and alterations to changing rooms.

Location: CAMBRIAN & CLYDACH VALE FC, RAILWAY TERRACE, CLYDACH, TONYPANDY

23/0037/10 Decision Date: 21/02/2023
Proposal: First floor rear extension.

Location: 6 MORTON TERRACE, CLYDACH, TONYPANDY, CF40 2DP

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Cwm Clydach

23/0200/10 Decision Date: 25/04/2023
Proposal: Lock-up garage (retrospective)
Location: LAND OPP. 24 - 25 PARK STREET, CLYDACH, TONYPANDY

Cwmbach

22/1071/10 Decision Date: 19/10/2022
Proposal: Single storey rear extension
Location: 6 PIT PLACE, ABERDARE ROAD, CWM-BACH, ABERDARE, CF44 0LW

22/1088/19 Decision Date: 30/11/2022
Proposal: Management of tree following loss of neighbouring tree and encroachment on neighbouring property. T001 CWM/17/3 - 113
Location: 13 GOWER ROAD, CWM-BACH, ABERDARE, CF44 0LE

22/1096/16 Decision Date: 01/11/2022
Proposal: Application for the approval of reserved matters pursuant of outline application 20/0271/13 including the extension of Cenarth Drive, formation of a private drive and construction of four detached houses with garage
Location: LAND AT 53 CENARTH DRIVE, CWM-BACH, ABERDARE, CF44 0NH

22/1181/10 Decision Date: 30/03/2023
Proposal: Side & rear extensions, internal adaptations
Location: 45 PINECROFT AVENUE, CWM-BACH, ABERDARE, CF44 0NB

22/1201/10 Decision Date: 22/11/2022
Proposal: Extension of existing store and conversion to habitable room, erection of shed (retrospective).
Location: 29 CENARTH DRIVE, CWM-BACH, ABERDARE, CF44 0NH

22/1317/10 Decision Date: 06/01/2023
Proposal: Proposed side extension to existing dwelling, dormer loft conversion.
Location: 24 CLWYD AVENUE, CWM-BACH, ABERDARE, CF44 0LG

22/1323/10 Decision Date: 04/01/2023
Proposal: Proposed first floor extension above existing single storey side extension.
Location: 29 PHILLIP ROW, CWM-BACH, ABERDARE, CF44 0EF

22/1416/10 Decision Date: 04/04/2023
Proposal: Create new access to front of property with external stair lift.
Location: 40 BRON HAUL, CWM-BACH, ABERDARE, CF44 0DP

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Cwmbach

22/1481/08	Decision Date: 16/02/2023
Proposal:	1.5 High Aluminium signs, poles fixed to the ground adjacent to roundabout exits
Location:	CWMBACH ROUNDABOUT, CANAL ROAD, CWMBACH, ABERDARE

23/0041/10	Decision Date: 06/04/2023
Proposal:	Single storey sun room to front
Location:	7 BLAENNANTYGROES ROAD, CWM-BACH, ABERDARE, CF44 0EA

23/0058/10	Decision Date: 26/05/2023
Proposal:	Proposed installation of an array of solar panels within the site curtilage and associated works.
Location:	NEWLYN HOUSE, BLAENNANTYGROES ROAD, CWM-BACH, ABERDARE, CF44 0EA

23/0129/10	Decision Date: 05/04/2023
Proposal:	Proposed rear/side extension.
Location:	8 GRASMERE DRIVE, CWM-BACH, ABERDARE, CF44 0HP

23/0324/10	Decision Date: 25/05/2023
Proposal:	Proposed single storey extension for a Dining Room and Lounge and a single domestic garage
Location:	40 YNYSCYNON STREET, CWM-BACH, ABERDARE, CF44 0PD

23/0347/09	Decision Date: 12/06/2023
Proposal:	Single storey flat roof extension.
Location:	30 CONISTON RISE, CWM-BACH, ABERDARE, CF44 0HN

23/0438/10	Decision Date: 28/06/2023
Proposal:	Window installation
Location:	5 GLAS-Y-GORS, CWM-BACH, ABERDARE, CF44 0BQ

23/0520/10	Decision Date: 12/06/2023
Proposal:	Extension for a garage, dormer loft conversion and raise roof height
Location:	2 CLAERWEN CLOSE, CWM-BACH, ABERDARE, CF44 0LQ

23/0616/15	Decision Date: 02/08/2023
Proposal:	Variation condition 2 (approved plans) of application 18/0328/10 (Proposed 2 no. pairs of semi detached dwellings) in order to amend position of vehicular access.
Location:	LAND AT PIT PLACE, CWMBACH, ABERDARE, CF44 0LR

23/0863/10	Decision Date: 05/09/2023
Proposal:	Proposed rear & side extensions & front porch.
Location:	12 BLAENNANTYGROES ROAD, CWM-BACH, ABERDARE, CF44 0EA

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Cymer

22/1000/10 Decision Date: 17/11/2022
Proposal: Two storey side extension, loft conversion.

Location: 3 TREM-Y-GLYN, TREBANOG, PORTH, CF39 9AJ

22/1065/10 Decision Date: 21/10/2022
Proposal: Extension to existing garage to form maintenance and MOT bay.

Location: LAND ADJACENT TO ACCIDENT REPAIR GARAGE, TREHAFOD ROAD, TREHAFOD, PONTYPRIDD, CF37 2NP

22/1368/10 Decision Date: 19/12/2022
Proposal: Car port to front, construction of a garden shed, reposition entrance steps

Location: 62 TON HYWEL, TREBANOG, PORTH, CF39 9EN

22/1386/10 Decision Date: 21/12/2022
Proposal: Proposed single storey extension and formation of drive.

Location: 14 GLYN STREET, GLYNFACH, PORTH, CF39 9LN

23/0419/10 Decision Date: 05/06/2023
Proposal: First floor extension

Location: 2 GWAUN BEDW, CYMER, PORTH, CF39 9HN

23/0661/10 Decision Date: 02/08/2023
Proposal: Proposed three storey extension.

Location: 65 HIGH STREET, CYMER, PORTH, CF39 9AR

23/0872/10 Decision Date: 25/08/2023
Proposal: Replacement of existing dilapidated porch and new build slightly larger porch footprint plus new external changes to main house

Location: 266 TREBANOG ROAD, TREBANOG, PORTH, CF39 9EL

23/0890/10 Decision Date: 08/09/2023
Proposal: First Floor rear extension

Location: 9 RICKARDS STREET, GLYNFACH, PORTH, CF39 9LL

23/0891/01 Decision Date: 26/09/2023
Proposal: 3 fascia signs, externally illuminated.

Location: TREBANOG ARMS PUBLIC HOUSE, TREBANOG ROAD, TREBANOG, PORTH, CF39 9DU

Ferndale and Maerdy

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Ferndale and Maerdy

22/0571/10 Decision Date: 27/09/2023
Proposal: Conversion of former school into two dwellings, with external garages. (Ecology Report received 12th September 2023)
Location: BLAENLLECHAU COUNTY INFANTS SCHOOL, MOUNTAIN ROW, BLAENLLECHAU, FERNDALE, CF43 4PA

22/0604/10 Decision Date: 18/10/2022
Proposal: Rear two / single storey extension.
Location: 23 BRYNGOLEU CRESCENT, FERNDALE, CF43 4LT

22/0961/10 Decision Date: 06/10/2022
Proposal: Conservatory below road level to rear.
Location: 12 MIDDLE ROW, PRINCESS STREET, BLAENLLECHAU, FERNDALE, CF43 4PD

22/1068/10 Decision Date: 31/10/2022
Proposal: Construction of a first floor extension on top of existing annexe.
Location: 14 REGENT STREET, FERNDALE, CF43 4HA

22/1166/10 Decision Date: 20/12/2022
Proposal: Site a container on land.
Location: MAERDY HUB, NORTH TERRACE, MAERDY, FERNDALE, CF43 4DD

22/1185/10 Decision Date: 07/12/2022
Proposal: Two storey rear extension
Location: 15 PLEASANT HILL, FERNDALE, CF43 4SE

22/1248/13 Decision Date: 25/05/2023
Proposal: Outline permission for 3 detached dwellings
Location: LAND ON LONG ROW, BLAENLLECHAU, FERNDALE

22/1266/10 Decision Date: 02/12/2022
Proposal: First floor rear extension
Location: 42 BLAENLLECHAU ROAD, BLAENLLECHAU, FERNDALE, CF43 4PG

22/1339/10 Decision Date: 25/01/2023
Proposal: First floor rear extension
Location: 16 NEW STREET, FERNDALE, CF43 4SN

23/0100/10 Decision Date: 07/03/2023
Proposal: Two storey rear extension
Location: 9 WOOD STREET, FERNDALE, CF43 4HG

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Ferndale and Maerdy

23/0145/10

Decision Date: 05/04/2023

Proposal:

Change of use from bank building to dental practice and minor alterations to elevations.

Location:

BANK, 21-22 HIGH STREET, FERNDALE, CF43 4RL

23/0156/10

Decision Date: 17/04/2023

Proposal:

Retrospective amendment to site boundary, garage / store

Location:

42 ALBANY STREET, FERNDALE, CF43 4SL

23/0181/10

Decision Date: 16/05/2023

Proposal:

Single storey rear extension

Location:

5 PINE STREET, FERNDALE, CF43 4RB

23/0248/10

Decision Date: 04/04/2023

Proposal:

Two storey and single extensions to rear

Location:

14 FIR STREET, FERNDALE, CF43 4RD

23/0394/10

Decision Date: 19/05/2023

Proposal:

Change of use to garden curtilage with construction of domestic shed and associated works (retrospective)

Location:

9 GEORGE STREET, BLAENLLECHAU, FERNDALE, CF43 4PN

23/0414/10

Decision Date: 30/05/2023

Proposal:

Installation of a small domestic wind turbine, to provide green energy to the residence

Location:

BLAEN LLECHAU FARM, BLAENLLECHAU ROAD, BLAENLLECHAU, FERNDALE, CF43 4UF

23/0504/10

Decision Date: 07/07/2023

Proposal:

Two storey extension, loft conversion, internal works.

Location:

11 BEECH STREET, FERNDALE, CF43 4HH

23/0612/10

Decision Date: 28/07/2023

Proposal:

Construction of Garage

Location:

REAR OF 66 NORTH ROAD, FERNDALE, CF43 4RG

23/0613/10

Decision Date: 28/07/2023

Proposal:

Construction of Garage

Location:

REAR OF 78 NORTH ROAD, FERNDALE, CF43 4RG

23/0829/10

Decision Date: 23/08/2023

Proposal:

First floor rear extension.

Location:

25 BRYNGOLEU CRESCENT, FERNDALE, CF43 4LT

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Gilfach-goch

22/0561/10

Decision Date: 13/10/2022

Proposal:

Single storey flat roofed double garage.

Location:

FORMER GARAGE SITE TO REAR OF 11 HENDREFORGAN CRESCENT, HENDREFORGAN,
GILFACH-GOCH, PORTH, CF39 8UL

22/0795/10

Decision Date: 04/11/2022

Proposal:

Single story extension and reconfiguration of site entrance.

Location:

SOUTH WALES FIRE AND RESCUE GILFACH GOCH STATION, BLACKMILL ROAD,
HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8UH

22/0996/10

Decision Date: 12/04/2023

Proposal:

Construction of a two storey dwelling.

Location:

LAND OFF HIGH STREET, GILFACH-GOCH

22/1234/10

Decision Date: 01/12/2022

Proposal:

Replace front windows with French doors and removal of front porch

Location:

69 GLENAVON TERRACE, GILFACH GOCH, PORTH, CF39 8RB

22/1259/10

Decision Date: 22/11/2022

Proposal:

Porch extension to front

Location:

25 GELLI AREAL ROAD, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8SY

23/0410/10

Decision Date: 06/06/2023

Proposal:

Rear infill extension

Location:

3 BEECH STREET, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8UD

23/0738/10

Decision Date: 12/09/2023

Proposal:

Proposed two pairs of Semi-Detached houses

Location:

FORMER BLANDY ARMS PUBLIC HOUSE, 174A HIGH STREET, GILFACH-GOCH, PORTH, CF39 8SH

23/0892/10

Decision Date: 02/10/2023

Proposal:

Demolish existing rear extension and outbuilding and construct new single storey flat roof extension to rear elevation

Location:

43 LLEWELLYN STREET, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8UA

23/0935/10

Decision Date: 13/09/2023

Proposal:

Proposed two storey extension.

Location:

16 BEECH STREET, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8UD

Glyn-coch

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Glyn-coch

22/0570/10 Decision Date: 18/11/2022
Proposal: Two storey side extension and rear single storey extension (Amended plans received 26/09/2022)
Location: 2 GLAN NANT, YNYSYBWL ROAD, GLYN-COCH, PONTYPRIDD, CF37 3HG

22/1245/09 Decision Date: 29/11/2022
Proposal: Single storey rear extension
Location: 21 THE GROVE, GLYNCOCH, PONTYPRIDD, CF37 3BQ

23/0036/10 Decision Date: 06/06/2023
Proposal: Front & rear dormers
Location: 18 ASHFORD CLOSE, GLYN-COCH, PONTYPRIDD, CF37 3AH

23/0166/10 Decision Date: 04/04/2023
Proposal: Dormer to front elevation
Location: 3 ASHFORD CLOSE, GLYN-COCH, PONTYPRIDD, CF37 3AH

23/0781/10 Decision Date: 30/08/2023
Proposal: Proposed single storey side extension with pitched roof
Location: 37 CEFN CLOSE, GLYN-COCH, PONTYPRIDD, CF37 3PR

Graig and Pontypridd West

22/0706/15 Decision Date: 18/11/2022
Proposal: Variation of condition 1 - extend time limit by 5 years. 16/0773/10
Location: 19 GRAIG TERRACE, GRAIG, PONTYPRIDD, CF37 1NH

22/0754/10 Decision Date: 06/12/2022
Proposal: Drop kerb to front to create a driveway.
Location: HOLLY COTTAGE, LLANTRISANT ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PL

22/1162/10 Decision Date: 22/11/2022
Proposal: Repair and refurbishment of external and internal elements, to include replacement brick slip tiling to the front replacement of fire escape from second floor to ground floor.
Location: THE SOUL SUITE, 14 HIGH STREET, PONTYPRIDD, CF37 1QJ

22/1171/10 Decision Date: 11/11/2022
Proposal: Construct a dayroom/garage to the rear of the property (Re-submission)
Location: 39 VAUGHAN STREET, PONTYPRIDD, CF37 1HR

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Graig and Pontypridd West

22/1255/10	Decision Date: 20/12/2022
Proposal:	Proposed loft conversion incorporating front and rear dormers, creation of roof terrace (Amended plans received 22/11/2022).
Location:	KNOLL COTTAGE, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF37 1PY

22/1283/10	Decision Date: 11/01/2023
Proposal:	Single storey rear extension and side garage.
Location:	20 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL

22/1427/10	Decision Date: 31/01/2023
Proposal:	Addition of rear first floor extension & porch and other Internal alterations.
Location:	9 LLANTRISANT ROAD, GRAIG, PONTYPRIDD, CF37 1LN

22/1431/10	Decision Date: 27/01/2023
Proposal:	Garage conversion, front & rear dormers, dropped kerb
Location:	49 TY MAWR PARC, HOPKINSTOWN, PONTYPRIDD, CF37 2SH

22/1472/10	Decision Date: 15/02/2023
Proposal:	First floor rear extension
Location:	30 DAN-Y-COEDCAE ROAD, GRAIG, PONTYPRIDD, CF37 1LS

22/1484/10	Decision Date: 06/03/2023
Proposal:	Porch extension, loft extension, rear dormer and raising the roof ridge
Location:	3 RHIW BUNGALOWS, LLANTRISANT ROAD, GRAIG, PONTYPRIDD, CF37 1LP

23/0008/10	Decision Date: 14/03/2023
Proposal:	Change of use of ground floor to form a dog grooming parlour (sui generis) and a residential flat (Use Class C3)
Location:	GLOBE PUBLIC HOUSE, 37 HIGH STREET, GRAIG, PONTYPRIDD, CF37 1QP

23/0021/10	Decision Date: 01/03/2023
Proposal:	Single storey side extension, connection into the existing rear extension
Location:	28 GELLIDEG ROAD, MAES-Y-COED, PONTYPRIDD, CF37 1EJ

23/0190/15	Decision Date: 04/05/2023
Proposal:	Variation of condition 2 (Approved Plans) to allow changes to approved fenestration.
Location:	HILLSIDE, LLANDRAW WOODS, MAES-Y-COED, PONTYPRIDD, CF37 1EX

23/0198/10	Decision Date: 19/07/2023
Proposal:	Replacement External Steel Fire Exit Staircase
Location:	HETTY PIT, GYFEILLION ROAD, HOPKINSTOWN, PONTYPRIDD

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Graig and Pontypridd West

23/0295/10 Decision Date: 17/05/2023
Proposal: Single storey flat roof extension, convert garage to side elevation, construct first floor duo-pitch extension over
Location: 31 ST ANDREWS ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1XF

23/0483/12 Decision Date: 18/07/2023
Proposal: Like for like replacement of 2no. sash windows, repair / restoration of windows and doors, window-mounted fans into existing windowpanes, new external accessibility ramp, partial removal of 2no. internal walls,
Location: PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

23/0513/10 Decision Date: 07/07/2023
Proposal: Single storey flat roof wrap around extension to rear/side elevation
Location: 5 LANELAY TERRACE, MAES-Y-COED, PONTYPRIDD, CF37 1ER

23/0526/10 Decision Date: 01/08/2023
Proposal: Single storey extension and dormer roof extensions, incorporation of solar panels.
Location: TYBERW COTTAGE, HAFOD LANE, PANT-Y-GRAIG-WEN, PONTYPRIDD, CF37 2PF

23/0717/12 Decision Date: 13/09/2023
Proposal: Internal alteration to office / welfare space and refurbishment. Installation of automatic fire detection (application for Listed Building Consent).
Location: BRITISH TRANSPORT POLICE, PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

Hawthorn and Lower Rhydfelen

22/1186/10 Decision Date: 28/11/2022
Proposal: Convert garage and construct first floor extension over and single storey extension to rear
Location: 3 YNYSLYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AS

22/1267/10 Decision Date: 22/12/2022
Proposal: Proposed single storey rear extension, front porch and garage conversion.
Location: BELGRAVE, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AW

23/0122/10 Decision Date: 05/09/2023
Proposal: Firetank, pump house, weighbridges, weighbridge office and site office (Site Investigations Report rec. 22/05/23).
Location: UNIT G1, MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD

23/0142/50 Decision Date: 08/03/2023
Proposal: Installation of roller shutter door to rear of the building within the enclosed yard.
Location: UNIT G15 SSE SERVICES PLC, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5YL

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Hawthorn and Lower Rhydfelen

23/0152/10 Decision Date: 17/07/2023

Proposal: Side return extension, garage to rear

Location: 24 NANT-Y-DALL AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5LE

23/0442/08 Decision Date: 16/06/2023

Proposal: First floor rear extension, front porch and attic conversion

Location: 1 LAUREL AVENUE, HAWTHORN, PONTYPRIDD, CF37 5AU

23/0443/10 Decision Date: 16/06/2023

Proposal: Extensions and attic conversion

Location: 3 LAUREL AVENUE, HAWTHORN, PONTYPRIDD, CF37 5AU

Hirwaun, Penderyn and Rhigos

22/0226/10 Decision Date: 08/12/2022

Proposal: Change of use of ground floor to B1 office use with flat above.

Location: FORMER HIRWAUN TRAVEL SHOP, 71 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW

22/0440/10 Decision Date: 04/01/2023

Proposal: Proposed two storey side extension and front alterations

Location: 30 CAE FELIN PARC, HIRWAUN, ABERDARE, CF44 9QG

22/0759/10 Decision Date: 25/10/2022

Proposal: New adventure climbing tower (additional information received 30/06/2022)

Location: LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY SITE, RHIGOS ROAD, HIRWAUN, ABERDARE

22/0793/10 Decision Date: 26/04/2023

Proposal: 1 No. 5 bedroom dwelling, integral parking and associated landscaping (amended plans received 25/10/22 and 08/03/23) (Geoenvironmental and Geotechnical Report received 09/03/23).

Location: PLOT 2 DEVELOPMENT SITE, PENDERYN ROAD TO CHALLIS ROW, HIRWAUN, CF44 9SH

22/0855/10 Decision Date: 04/04/2023

Proposal: Dwelling (Ground Investigation Risk Assessment Received 20/02/2023).

Location: LAND ADJACENT AND NORTH WEST OF BUTE PLACE, PENDERYN, HIRWAUN

22/0958/10 Decision Date: 30/09/2022

Proposal: Proposed extensions to side elevation.

Location: 18 THE PINES, HIRWAUN, ABERDARE, CF44 9QW

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Hirwaun, Penderyn and Rhigos

22/1070/10	Decision Date: 22/12/2022
Proposal:	Detached bungalow with garage.
Location:	16 HALT CLOSE, RHIGOS, ABERDARE, CF44 9UH

22/1146/10	Decision Date: 02/12/2022
Proposal:	Two storey side extension, installation of PV panels, single storey extension to rear garden store
Location:	14 HEOL-Y-BRYN, RHIGOS, ABERDARE, CF44 9DJ

22/1154/10	Decision Date: 19/10/2022
Proposal:	Enlarge single storey extension at 1.4m to rear, second storey extension in line with single storey extension.
Location:	PENWAUN COTTAGE, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9RJ

22/1161/10	Decision Date: 16/11/2022
Proposal:	Two storey flat roof infill extension to rear
Location:	CWRT Y VIL, PENYARD ROAD, HIRWAUN, ABERDARE, CF44 9TW

22/1175/10	Decision Date: 26/07/2023
Proposal:	Conversion of garage to Granny flat (Amended plans received 24/10/2022).
Location:	1 CWM ISAAC, RHIGOS, ABERDARE, CF44 9AX

22/1229/10	Decision Date: 14/12/2022
Proposal:	Proposed dwelling
Location:	LAND ADJ TO THE VICARAGE, HIGH STREET, HIRWAUN, ABERDARE, CF44 9SL

22/1332/10	Decision Date: 14/03/2023
Proposal:	Detached dwelling, garage and parking (plot 3)
Location:	DEVELOPMENT SITE, PENDERYN ROAD, HIRWAUN

22/1389/10	Decision Date: 24/01/2023
Proposal:	Single storey side garage and rear extension.
Location:	79 CAE FELIN PARC, HIRWAUN, ABERDARE, CF44 9QQ

22/1447/10	Decision Date: 05/04/2023
Proposal:	Single dwelling
Location:	DEVELOPMENT SITE, PENDERYN ROAD, HIRWAUN

23/0048/10	Decision Date: 14/03/2023
Proposal:	Proposed single storey extension
Location:	UNIT 46 TO 47 AUTHENTIC CURRY CO LTD, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UP

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Hirwaun, Penderyn and Rhigos

23/0315/10 Decision Date: 22/05/2023
Proposal: Conversion of disused first floor storage area to three self contained flats.

Location: 62A TRAMWAY, HIRWAUN, ABERDARE, CF44 9PA

23/0333/09 Decision Date: 29/09/2023
Proposal: Existing B1(b) Research and Development use use of the Former Gas Works Site Brecon. (Submitted site plan confirms the land this relates to).

Location: GAS WORKS SITE BRECON, HEAD OF THE VALLEY ROAD, ABERDARE, CF44 0ND

23/0458/10 Decision Date: 28/06/2023
Proposal: Ground floor extension

Location: THE RHYD, HEOL PENDARREN, RHIGOS, ABERDARE, CF44 9HJ

23/0570/10 Decision Date: 20/07/2023
Proposal: Two storey rear extension and new side window.

Location: 35 HEOL ESGYN, RHIGOS, ABERDARE, CF44 9BX

23/0682/10 Decision Date: 28/09/2023
Proposal: Proposed 2 storey and single storey side extensions

Location: 51 TRAMWAY, HIRWAUN, ABERDARE, CF44 9PA

23/0710/10 Decision Date: 22/08/2023
Proposal: Proposed first floor extension on top of existing ground floor extension to extend the existing Bedroom and Bathroom.

Location: 9 DENBEIGH COURT, HIRWAUN, ABERDARE, CF44 9QH

Llanharry

22/0191/10 Decision Date: 12/10/2022
Proposal: Change of use of a garage to Beauty room.

Location: 30 GELLI ROAD, LLANHARRY, PONTYCLUN, CF72 9JA

22/0733/10 Decision Date: 16/06/2023
Proposal: Change of use to garden curtilage, new garden fence and shed (amended description received 05/09/2022).

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

22/0867/10 Decision Date: 16/11/2022
Proposal: Proposed two storey side extension (Description amended 26/10/2022).

Location: 65 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HP

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Llanharry

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- 22/0905/10** Decision Date: 18/01/2023
Proposal: Minor rear extensions and attached garage to originally approved COU from public house to dwelling (planning application reference no. 21/0618/10) - Amended description and application 17/08/2022
Location: ANFIELD HOUSE (FORMERLY KNOWN AS BEAR INN) TYLACOCK, LLANHARRY, PONTYCLUN, CF72 9LH
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- 22/0957/10** Decision Date: 03/10/2022
Proposal: Proposed single storey side extension. proposed roof dormers. proposed internal alterations to suit.
Location: 10 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZE
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- 22/1028/10** Decision Date: 26/10/2022
Proposal: Single storey rear extension
Location: 42 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HP
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- 22/1153/10** Decision Date: 19/12/2022
Proposal: Garden fence (retrospective)
Location: 25 MAPLE CLOSE, LLANHARRY, PONTYCLUN, CF72 9JH
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- 22/1200/10** Decision Date: 06/12/2022
Proposal: Two storey side extension.
Location: 39 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HN
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- 22/1227/10** Decision Date: 19/12/2022
Proposal: Two storey side extension
Location: 13 TYLACOCK, LLANHARRY, PONTYCLUN, CF72 9LS
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- 22/1346/10** Decision Date: 11/01/2023
Proposal: Change of use from residential C3 to C2 residential rehabilitation centre (description corrected 09/01/22)
Location: MEADOW LODGE, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LZ
-
- 23/0309/10** Decision Date: 09/06/2023
Proposal: Porch to elevation and two storey rear extension and demolish outbuildings.
Location: 5 HAZELDENE, LLANHARRY, PONTYCLUN, CF72 9JL
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- 23/0361/10** Decision Date: 04/05/2023
Proposal: Single storey side extension
Location: 8 ASH GROVE, LLANHARRY, PONTYCLUN, CF72 9HX
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- 23/0495/10** Decision Date: 07/06/2023
Proposal: First floor extension & garage conversion
Location: 7 FFORDD HELYGEN, LLANHARRY, PONTYCLUN, CF72 9GJ
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Llanharry

23/0545/10 Decision Date: 15/08/2023
Proposal: Two storey side extension, detached garage & rear detached 'granny annex'.
Location: 8 HAWTHORN ROAD, LLANHARRY, PONTYCLUN, CF72 9JD

23/0726/10 Decision Date: 22/08/2023
Proposal: Single storey rear extension
Location: 8 SGUBOR GOCH, LLANHARRY, PONTYCLUN, CF72 9NF

23/0836/10 Decision Date: 18/09/2023
Proposal: Proposed single storey extension to front elevation to provide additional living area
Location: BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LH

Llantrisant and Talbot Green

22/0762/10 Decision Date: 11/11/2022
Proposal: First floor extension to rear and double garage.
Location: 18 ST DAVID'S PLACE, LLANTRISANT, PONTYCLUN, CF72 8HA

22/0834/10 Decision Date: 03/11/2022
Proposal: Mobility store for 2 scooters
Location: GWAUN RUPERRA ROAD, LLANTRISANT

22/0944/01 Decision Date: 28/09/2022
Proposal: Display of 2 x internally illuminated flexface fascias and 1 x set of window graphics
Location: UNIT 1B POUNDWORLD, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

22/0973/10 Decision Date: 17/10/2022
Proposal: Change of use from office (B1) to use as a tuition agency (D1).
Location: UNIT 9, PARC BUSNES EDWARDS, LLANTRISANT, PONTYCLUN, CF72 8QZ

22/1036/10 Decision Date: 26/10/2022
Proposal: Replacement of ground floor glazing with thermally efficient double glazing and introduction of first floor glazing similar to neighbouring units. (Revised address received 02/09/22)
Location: UNIT 2, TALBOT GREEN SHOPPING PARK, TALBOT GREEN, LLANTRISANT, CF72 8LW

22/1045/10 Decision Date: 26/10/2022
Proposal: Change of use to Class D2 (Gym) use with reversion to Class A1 use upon cessation and associated development
Location: UNIT 1B POUNDWORLD, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

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22/1064/10 Decision Date: 18/01/2023
Proposal: To extend the timber cladding from the new first floor extension (planning permission previously approved) down over the previous extension on the ground floor to help create a single water proof layer over the both
Location: TY BERLLAN, HEOL-Y-BEILIAU, LLANTRISANT, PONTYCLUN, CF72 8ES

22/1079/09 Decision Date: 15/11/2022
Proposal: Single storey rear extension and garage conversion.
Location: 9 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF

22/1122/10 Decision Date: 09/11/2022
Proposal: Detached Granny Annex (Ancillary accommodation in association with existing property)
Location: 27 HEOL MILES, TALBOT GREEN, PONTYCLUN, CF72 8HU

22/1182/10 Decision Date: 21/12/2022
Proposal: Single storey rear & two storey side extension
Location: 7 TALBOT CLOSE, LLANTRISANT, PONTYCLUN, CF72 8AS

22/1208/01 Decision Date: 01/12/2022
Proposal: New internally illuminated fascia signage to front and sides of building to replace existing (Amended plans received 21/10/2022).
Location: UNIT 9, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

22/1215/10 Decision Date: 23/02/2023
Proposal: 24 solar panels on rear roof of the Bear Inn Public House
Location: THE BEAR INN PUBLIC HOUSE, HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DA

22/1232/10 Decision Date: 17/11/2022
Proposal: Detached garden room.
Location: 18 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

22/1353/10 Decision Date: 15/12/2022
Proposal: Off road parking
Location: 14 CHURCH STREET, LLANTRISANT, PONTYCLUN, CF72 8EW

22/1355/10 Decision Date: 20/12/2022
Proposal: Garage conversion to lounge, as well as side and rear single-story extensions
Location: 16 TALBOT CLOSE, LLANTRISANT, PONTYCLUN, CF72 8AS

22/1401/10 Decision Date: 03/01/2023
Proposal: Conservatory to side elevation
Location: 26 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DB

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Llantrisant and Talbot Green

22/1418/10	Decision Date: 02/10/2023
Proposal:	Proposed erection of a plant room and associated works (retrospective)
Location:	UNIT 4, GWAUN ELAI PAVILLIONS, LLANTRISANT, PONTYCLUN
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22/1419/10	Decision Date: 02/10/2023
Proposal:	Proposed erection of a plant room and associated works (retrospective)
Location:	UNIT 3, GWAUN ELAI PAVILLIONS, LLANTRISANT, PONT-Y-CLUN
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22/1438/10	Decision Date: 05/01/2023
Proposal:	Two storey side extension, vehicle crossover to separate garden with new parking space
Location:	52 CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DH
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22/1463/01	Decision Date: 02/10/2023
Proposal:	1 No high level illuminated 'NEXT' letters & 1 No low level non-illuminated 'NEXT' letters
Location:	UNIT 6 NEXT RETAIL LTD, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8SY
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22/1485/10	Decision Date: 16/02/2023
Proposal:	Erection of a substation, eight ultra-rapid electric vehicle charge points and associated electrical equipment.
Location:	CAR PARK NEXT TO GLAM VALE RETAIL PARK, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN
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22/1491/30	Decision Date: 23/02/2023
Proposal:	Storage for agricultural vehicles and winter feed
Location:	LAND AT ERW HIR FARM, CROSS INN, LLANTRISANT, CF72 8AZ
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22/1494/10	Decision Date: 20/02/2023
Proposal:	Change of use from dwelling to a sandwich/coffee shop (Use Class A1) on ground floor and 2 no. bed flat at first floor.
Location:	71 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AE
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23/0025/10	Decision Date: 20/02/2023
Proposal:	Single rear extension, first floor extension above existing single storey
Location:	BROOK HOUSE, RHIWSAESON ROAD, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8NZ
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23/0049/10	Decision Date: 22/03/2023
Proposal:	Removal of mono pitch roof, two storey extensions with dormer loft conversion to rear, single storey rear extension, new porch to front
Location:	SILVERDALE, DAN-Y-FELIN, LLANTRISANT, PONTYCLUN, CF72 8EH
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23/0076/10	Decision Date: 27/02/2023
Proposal:	Removal of existing garage and build side extension linking to the existing conservatory with new frames and glass roof
Location:	5 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF

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Llantrisant and Talbot Green

23/0087/10	Decision Date: 23/03/2023
Proposal:	Single storey rear extension, double storey side extension, loft conversion to extend into new double storey side extension
Location:	GELLIWION, 42 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

23/0117/10	Decision Date: 03/03/2023
Proposal:	Single storey double garage attached to the house
Location:	4 BELVOIR COURT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BJ

23/0130/09	Decision Date: 20/02/2023
Proposal:	Single storey rear extension.
Location:	33 HIGHDALE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QE

23/0257/10	Decision Date: 13/04/2023
Proposal:	Two storey rear and side extension including a cantilever to allow for a walkway to the rear.
Location:	SUMMERFIELD, 61 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

23/0370/10	Decision Date: 04/05/2023
Proposal:	Two storey extension to the rear & side of property with a front porch.
Location:	68 DAN CAERLAN, LLANTRISANT, PONTYCLUN, CF72 8HD

23/0372/10	Decision Date: 14/07/2023
Proposal:	Ground floor rear extension, side/rear double storey extension.
Location:	GELLIWION, 42 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

23/0382/10	Decision Date: 15/06/2023
Proposal:	Two storey rear extension, front porch, side parking bay / hardstand
Location:	CLYTHA, 31 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

23/0415/09	Decision Date: 12/06/2023
Proposal:	Proposed side extension to property to provide toilet & utility plus small porch
Location:	32 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

23/0417/13	Decision Date: 11/08/2023
Proposal:	All matters reserved outline planning application for a single dwelling with associated parking spaces. (CMRA and revised plans received 12th May 2023. Further revised plans received 4th August 2023 and description of
Location:	LAND BETWEEN SILVERDALE AND SCHOOL STREET, LLANTRISANT, PONT-Y-CLUN, CF

23/0474/10	Decision Date: 30/05/2023
Proposal:	Double storey rear extension & downsizing of front & rear windows
Location:	3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW

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Llantrisant and Talbot Green

23/0555/10	Decision Date: 01/08/2023
Proposal:	Change of use from Class A1 shop to Class D2 leisure
Location:	UNIT 12 JD SPORTS, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

23/0556/10	Decision Date: 26/07/2023
Proposal:	Single storey side / rear extension
Location:	7 TALBOT CLOSE, LLANTRISANT, PONTYCLUN, CF72 8AS

23/0595/10	Decision Date: 03/08/2023
Proposal:	First floor side extension and porch
Location:	38 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF

23/0652/10	Decision Date: 15/08/2023
Proposal:	New 1800mm high bin store with lockable gates
Location:	TALBOT ARMS PUBLIC HOUSE, 1-3 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AD

23/0722/10	Decision Date: 17/08/2023
Proposal:	Conversion of garage into living space with first floor extension built over existing garage. Extension of an existing terrace to the rear of the property.
Location:	16 PINWOOD HILL, TALBOT GREEN, PONTYCLUN, CF72 8JE

23/0848/01	Decision Date: 17/08/2023
Proposal:	Erection of a retail concession pod and associated signage (advertisement consent)
Location:	LAND SOUTH OF A473, TALBOT GREEN, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8XU

23/0849/10	Decision Date: 17/08/2023
Proposal:	Erection of a retail concession pod and associated signage
Location:	LAND SOUTH OF A473, TALBOT GREEN, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8XU

23/0878/10	Decision Date: 04/09/2023
Proposal:	Proposed two storey extension. (Amended Location Plan received 25/08/2023)
Location:	1 CAE RHYS, CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DH

23/0943/10	Decision Date: 02/10/2023
Proposal:	Erection of 6-pump petrol filling station and associated signage, jetwash and air and screen wash facilities along with landscaping and associated works. (Revised petrol filling station configuration following the
Location:	SAINSBURYS SUPERMARKETS LTD, LAND SOUTH OF A473, TALBOT GREEN

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Llantrisant and Talbot Green

23/0944/01 Decision Date: 26/09/2023

Proposal: Petrol Filling Station Advertisement

Location: SAINSBURYS SUPERMARKETS LTD, LAND SOUTH OF A473, TALBOT GREEN

Llantwit Fardre

22/0274/10 Decision Date: 15/11/2022

Proposal: Extend dropped kerb

Location: MASILA, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NB

22/0603/10 Decision Date: 11/11/2022

Proposal: The demolition of the existing dwelling and construction of a new dwelling, construction of gabion wall and the construction of a detached annex and garage. (Updated EclA received 02/09/2022)

Location: FARMHOUSE, TY MAWR FARM, HEOL FFRWD PHILIP, EFAILISAF, PONTYPRIDD, CF38 1AT

22/0843/10 Decision Date: 27/10/2022

Proposal: Proposed single storey residential annexe building within rear garden of existing property.

Location: 26 VIBURNUM RISE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JU

22/0882/10 Decision Date: 07/10/2022

Proposal: Granny annexe.

Location: 8 HEOL-Y-FFYNNON, EFAILISAF, PONTYPRIDD, CF38 1AU

22/0943/15 Decision Date: 14/10/2022

Proposal: Variation of condition 1 (approved drawings) of planning consent 20/0293/10, to enable an increase in ridge height from 5m to 6.8m for roof storage space.

Location: SOUTHCLIFFE POTTERY, CREIGIAU ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF15 9NN

22/1031/10 Decision Date: 12/04/2023

Proposal: Retrospective application for retention and completion of rear decking.

Location: 15 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

22/1039/10 Decision Date: 05/10/2022

Proposal: Dormer extension to rear

Location: 16 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NH

22/1072/10 Decision Date: 21/10/2022

Proposal: Two storey side extension to existing semi detached property.

Location: 4 MARLBOROUGH CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NP

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Llantwit Fardre

22/1160/10 Decision Date: 16/11/2022
Proposal: Demolition of existing stone garden store, replace with dormer roof extension to provide additional habitable space
Location: TY PICA HOUSE, HEOL FFRWD PHILIP, EFAILISAF, PONTYPRIDD, CF38 1BA

22/1170/09 Decision Date: 16/11/2022
Proposal: Single storey rear extension.
Location: 15 LLYS COED DERW, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JB

22/1265/10 Decision Date: 13/12/2022
Proposal: Side garage extension and Removal of conservatory
Location: 31 ASPEN WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LX

22/1274/10 Decision Date: 08/12/2022
Proposal: Rear extension with front porch
Location: 4 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

22/1320/10 Decision Date: 06/01/2023
Proposal: Conversion of single garage.
Location: 104 PARC NANT CELYN, EFAILISAF, PONTYPRIDD, CF38 1AJ

22/1338/10 Decision Date: 16/01/2023
Proposal: Single storey rear extension
Location: 3 DEERE ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NL

22/1347/10 Decision Date: 16/01/2023
Proposal: First floor extension to side elevation over ground floor garage footprint
Location: 21 FOEL VIEW CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PL

22/1352/10 Decision Date: 15/05/2023
Proposal: Change of use of industrial land at Newtown Industrial Estate (former staff car park) for Edwards Coaches to self storage container area. 15 x 20ft sea containers only
Location: ELECTRICITY SUB STATION 44M FROM OLD POST OFFICE, STATION TERRACE ON UNNAMED ROAD, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE

22/1415/10 Decision Date: 28/02/2023
Proposal: Conversion of the ground floor residential flat into two residential flats with garage conversion to provide additional living space, alterations to the front and rear elevations.
Location: 23 HEOL BRYNHYFRYD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RH

22/1439/08 Decision Date: 22/02/2023
Proposal: New vehicular turning area / cattle handling area, new access bridge
Location: CWM FIELDS, BEDDAU

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Llantwit Fardre

22/1459/10 Decision Date: 07/07/2023

Proposal: Double storey side extension.

Location: ASHDOWN, PEN-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 2HJ

22/1461/10 Decision Date: 20/02/2023

Proposal: Hardstanding

Location: 6 BRYN TERRACE, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ER

22/1492/09 Decision Date: 20/01/2023

Proposal: Certificate of lawful development for a proposed conservatory to the rear elevation.

Location: 19 FFORDD GWYNNO, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TR

23/0186/10 Decision Date: 12/05/2023

Proposal: Single storey extension to the side, part front, porch extension, alterations to roof dormers.

Location: 2 PENYWAUN, EFAILISAF, PONTYPRIDD, CF38 1AY

23/0194/19 Decision Date: 17/04/2023

Proposal: Tree works to oak (TPO No.1 -1982) - Remove Ivy from crown to ground level, crown raise all round to 5m above ground level, remove any unstable deadwood over 25mm in diameter, reduce back by up to 2m growth

Location: GARTHLYN, HEOL FFRWD PHILIP, EFAILISAF, PONTYPRIDD, CF38 1AR

23/0358/10 Decision Date: 17/05/2023

Proposal: Single storey rear extension.

Location: HILLCREST, 32 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

23/0426/10 Decision Date: 14/06/2023

Proposal: Porch to front

Location: 86 PARC NANT CELYN, EFAILISAF, PONTYPRIDD, CF38 1AJ

23/0478/10 Decision Date: 23/06/2023

Proposal: Garage conversion, garage door replaced with window, roof added above garage, skylights/velux and internal alterations.

Location: 69 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE

23/0592/10 Decision Date: 03/08/2023

Proposal: Addition of external stairs to the North facing side elevation to provide private and direct access to upstairs flat 1.

Location: 23 HEOL BRYNHYFRYD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RH

23/0789/10 Decision Date: 07/09/2023

Proposal: Change of use from land to extend garden curtilage to the rear

Location: 3 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

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Llantwit Fardre

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- 23/0795/09** Decision Date: 05/09/2023
Proposal: Erection of single storey side extension with rooflight and single storey rear extension with rooflights; insertion of ground floor window.
Location: 7 CLOS-Y-CARW, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BP
-
- 23/0802/10** Decision Date: 06/09/2023
Proposal: Proposed extension to existing garage to form storage area for gym equipment
Location: 179 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NY
-
- 23/0831/10** Decision Date: 18/09/2023
Proposal: Proposed garage conversion to form office and play room.
Location: 57 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA
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Llwyn-y-pia

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- 22/0918/10** Decision Date: 27/10/2022
Proposal: Storage container in the grounds of Rhondda Sea Cadets
Location: RHONDDA SEA CADETS, LLWYNYPIA ROAD, LLWYNYPIA, TONYPANDY, CF40 2JQ
-
- 22/0974/10** Decision Date: 29/11/2022
Proposal: Single storey rear extension and upgrading/renewal of raised patio
Location: 7 HOLYROOD TERRACE, LLWYNYPIA, TONYPANDY, CF40 2HP
-
- 22/1090/23** Decision Date: 01/11/2022
Proposal: Prior approval – Alteration to existing bridge parapet
Location: LLWYNYPIA RAILWAY STATION OVERBRIDGE, LLWYNYPIA ROAD, LLWYNYPIA, TONYPANDY, CF40 2JJ
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- 22/1423/10** Decision Date: 09/01/2023
Proposal: Single storey extension to the rear of dwelling
Location: 2 INSTITUTE ROAD, LLWYNYPIA, TONYPANDY, CF40 2EZ
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- 22/1479/13** Decision Date: 10/08/2023
Proposal: Split level detached dwelling (Outline).
Location: 32 AMELIA TERRACE, LLWYNYPIA, TONYPANDY, CF40 2HR
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- 23/0084/10** Decision Date: 23/02/2023
Proposal: Two storey full with extension
Location: 6 CAMBRIAN TERRACE, LLWYNYPIA, TONYPANDY, CF40 2HN
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Llwyn-y-pia

23/0197/10 Decision Date: 23/03/2023
Proposal: Demolish existing single storey rear kitchen extension and erect new flat roof single storey kitchen extension.
Location: 10 ROSEDALE TERRACE, LLWYNYPPIA, TONYPANDY, CF40 2JB

23/0206/01 Decision Date: 08/06/2023
Proposal: Presentation boards
Location: BIN STORE OPP. CYMCLYDACH PRIMARY SCHOOL, WERN STREET, CLYDACH, TONYPANDY, CF40 2BQ & NEAR THE JUNCTION OF LLWYNYPPIA ROAD AND A4058

23/0615/10 Decision Date: 10/07/2023
Proposal: Single storey rear extension, relocate main entrance door, new kitchen window
Location: 3 INVERLEITH TERRACE, LLWYNYPPIA, TONYPANDY, CF40 2EX

23/0643/10 Decision Date: 26/07/2023
Proposal: Single storey side extension with first floor bedroom extension over and steps to rear.
Location: 137 PARTRIDGE ROAD, LLWYNYPPIA, TONYPANDY, CF40 2SG

23/0673/31 Decision Date: 14/07/2023
Proposal: Electronic communications apparatus
Location: 7 PONTRHONDDA AVENUE, LLWYNYPPIA, TONYPANDY, CF40 2TA

Mountain Ash

22/0227/10 Decision Date: 15/12/2022
Proposal: Change of use from GP surgery (Class D1) to residential dwelling (Class C3).
Location: CARDIFF ROAD SURGERY, 8 CARDIFF ROAD, MOUNTAIN ASH, CF45 4EY

22/0446/13 Decision Date: 29/09/2022
Proposal: Dwelling (Amended Site Location Plan received 09/08/2022)
Location: CARTEF CLOGWYNI, FFOREST ROAD, MOUNTAIN ASH, CF45 4LG

22/0808/13 Decision Date: 12/10/2022
Proposal: Outline application for 1 no residential building and garage with primary access off Bruce Street (All Matters Reserved)
Location: VACANT AREA OF LAND AT THE END OF BRUCE STREET, MOUNTAIN ASH

22/1158/10 Decision Date: 21/12/2022
Proposal: Conversion of garage to granny annexe (retrospective)
Location: AMBER LEE HOUSE, TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

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Mountain Ash

22/1159/10

Decision Date: 11/11/2022

Proposal:

Change of use of first floor from storage area to a one bedroom residential flat.

Location:

STARDUST, 21B OXFORD STREET, MOUNTAIN ASH, CF45 3PG

22/1187/15

Decision Date: 23/12/2022

Proposal:

Removal of Condition 3 extra parking space of previously approved application (22/0545/10)

Location:

9 ABER-FFRWD ROAD, MOUNTAIN ASH, CF45 4AR

22/1210/10

Decision Date: 08/12/2022

Proposal:

Change of use from barbers to dog grooming parlour

Location:

36 OXFORD STREET, MOUNTAIN ASH, CF45 3HB

22/1216/10

Decision Date: 27/10/2022

Proposal:

Two storey rear extension.

Location:

EAST LODGE, MILL ROAD, CWMPENNAR, MOUNTAIN ASH, CF45 4DH

22/1289/10

Decision Date: 05/01/2023

Proposal:

Single storey side extension

Location:

60 ALLEN STREET, MOUNTAIN ASH, CF45 4BB

22/1380/10

Decision Date: 17/01/2023

Proposal:

Proposed increase in length of existing single storey extension, change of roof type from a mono pitch to flat roof, flat roof of extension to act as a balcony.

Location:

4 HAMILTON STREET, MOUNTAIN ASH, CF45 3RH

22/1406/01

Decision Date: 06/01/2023

Proposal:

Erection of 4no. advertising signs on roundabout.

Location:

ROUNABOUT ON A4059, YSBYTY CWM CYNON HOSPITAL, MOUNTAIN ASH, CF45 4BZ

22/1452/10

Decision Date: 28/02/2023

Proposal:

Demolition of existing garage and replacement with double garage, construction of gabion basket retaining wall and decking.

Location:

2 WOODSIDE BUNGALOWS, JOHN STREET, MOUNTAIN ASH, CF45 4HN

23/0032/10

Decision Date: 09/03/2023

Proposal:

Double storey side and rear extension, balcony and sliding doors to the side elevation, replacement windows throughout.

Location:

GLANPENNAR HOUSE, THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DT

23/0275/10

Decision Date: 14/08/2023

Proposal:

Proposed self storage compound on 982m² of land at Cwm Cynon Business park. The area would be fenced and have a mixture of 20ft and 10ft shipping containers within the fenced area.

Location:

LAND AT CWM CYNON BUSINESS PARK, NEW ROAD, MOUNTAIN ASH, CF45 4ER

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Mountain Ash

23/0390/10 Decision Date: 12/06/2023
Proposal: Proposed attic conversion, two dormers to front elevation and internal works.

Location: 50 FOREST VIEW, MOUNTAIN ASH, CF45 3DU

23/0528/10 Decision Date: 18/07/2023
Proposal: Change of use from office (B1) to children's play area (D2) with small ancillary coffee shop

Location: PT GND FLR, C L WORKSPACE, NEW ROAD, MOUNTAIN ASH, CF45 4DG

23/0535/10 Decision Date: 28/07/2023
Proposal: New shopfronts, new roller shutters, 2 air conditioning condenser units, 1 extract vent, block up 2 rear doors and replace 1 door with a new security door.

Location: 22B - 23B OXFORD STREET, MOUNTAIN ASH, CF45 3PG

23/0536/01 Decision Date: 28/07/2023
Proposal: Application for advertisement consent for the installation of 2 fascia signs and 1 projecting sign.

Location: 22B - 23B OXFORD STREET, MOUNTAIN ASH, CF45 3PG

23/0606/10 Decision Date: 09/08/2023
Proposal: Change of use from function room to 3 letting rooms

Location: THE NAPIERS HOTEL, 76 HIGH STREET, MOUNTAIN ASH, CF45 3LD

23/0783/10 Decision Date: 25/08/2023
Proposal: Demolish existing garage and construct new two storey side extension with new garage attached. Widen driveway.

Location: 6 CWM ALARCH, MOUNTAIN ASH, CF45 3DR

23/0796/09 Decision Date: 06/09/2023
Proposal: Construction of a rear single storey extension in order to provide a downstairs bedroom and shower-room.

Location: 49 FFORDD Y GLOWYR, MOUNTAIN ASH, CF45 4FD

23/0841/10 Decision Date: 17/08/2023
Proposal: Proposed dropping of the Kerb to allow access to off road parking outside of house.

Location: 44 THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DU

Pen-y-graig

22/1328/15 Decision Date: 06/01/2023
Proposal: Variation of condition 2 (plan numbers) to extend rear landing area.

Location: 61 MIKADO STREET, PEN-Y-GRAIG, TONYPANDY, CF40 1EH

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Pen-y-graig

23/0435/15 Decision Date: 13/06/2023
Proposal: Variation of condition 2 (approved plans) of approved permission 22/0242/10
Location: LAND ADJACENT TO, 1 GRAIG YR EOS, PENYGRAIG, CF40 1PG

23/0648/10 Decision Date: 17/08/2023
Proposal: The creation of a rear first floor flat roof extension, to form a bedroom and relocate the bathroom.
Location: 11 GEORGE STREET, PEN-Y-GRAIG, TONYPANDY, CF40 1QP

23/0723/10 Decision Date: 15/08/2023
Proposal: Double storey rear extension.
Location: 14 THOMAS STREET, PEN-Y-GRAIG, TONYPANDY, CF40 1EU

Pen-y-waun

23/0938/10 Decision Date: 21/09/2023
Proposal: External lighting, new access door, internal re-arrangement, front signage alteration, storage container to rear
Location: 7-8 SHOPPING CENTRE, HEOL BRYN GWYN, PEN-Y-WAUN, ABERDARE, CF44 9HD

Penrhiw-ceibr

22/0685/10 Decision Date: 09/12/2022
Proposal: Proposed new dwelling, replacing an existing building
Location: BRYNGOLWG, LLANWONNO ROAD, MOUNTAIN ASH, CF45 3NE

22/0919/10 Decision Date: 11/11/2022
Proposal: Change of use of the first floor of no's 22-24 to 1no self contained dwelling, associated external works, to include roller shutter and enclosure to the front elevation
Location: 22 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

22/0952/10 Decision Date: 19/10/2022
Proposal: Slightly extend original patio outwards, new extended piece will be elevated
Location: 64 CONSORT STREET, MOUNTAIN ASH, CF45 3AU

22/1084/10 Decision Date: 09/11/2022
Proposal: Rear extension
Location: 9A VAUGHAN TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TF

23/0068/10 Decision Date: 08/03/2023
Proposal: First floor extension
Location: 74 CONSORT STREET, MOUNTAIN ASH, CF45 3AU

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Penrhiw-ceibr

23/0174/10 Decision Date: 04/04/2023

Proposal: Rear extension

Location: 4 VALE VIEW TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3YS

23/0307/10 Decision Date: 09/05/2023

Proposal: Take down existing sub-standard lean-to at ground floor level and construct new 2 storey flat roof extension as storage to ground floor and living area to first floor flat above

Location: CLOCK FISHBAR AND CAFE, PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

23/0463/10 Decision Date: 29/06/2023

Proposal: Extension above the porch

Location: EIRIANFA, WOODFIELD TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3UT

23/5023/41 Decision Date: 18/04/2023

Proposal: PRE APP

Location: LAND TO THE WEST OF HAWTHORN TERRACE, PERTHCELYN, MOUNTAIN ASH

Pentre

22/0338/10 Decision Date: 15/03/2023

Proposal: Timber raised decking, block retaining wall, and extension of garden curtilage including extension of hardstand (Retrospective) (Amended red line boundary received 08/06/2022) (Description amended to include garden

Location: 16 LOWER ALMA PLACE, PENTRE, CF41 7DS

22/0912/10 Decision Date: 26/07/2023

Proposal: Change of use from Chinese restaurant to residential property (Preliminary Roost Assessment Received 17/11/22)(Bat Survey Report Received 20/06/23)

Location: TY GWEDDI (FORMERLY MATALA) LLEWELLYN STREET, PENTRE, CF41 7BY

22/1010/10 Decision Date: 30/11/2022

Proposal: Side extension to the service station shop.

Location: PENTRE SERVICE STATION, 45-50 LLEWELLYN STREET, PENTRE

22/1089/23 Decision Date: 01/11/2022

Proposal: Prior approval – Alteration to existing bridge parapet

Location: CHURCH ROAD OVERBRIDGE, TONPENTRE, PENTRE

22/1361/10 Decision Date: 25/05/2023

Proposal: Change of use from lock up shop to domestic use

Location: BULLYS BREAKFAST BAR, 44 LLEWELLYN STREET, PENTRE, CF41 7BW

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Pentre

23/0013/10 Decision Date: 10/02/2023
Proposal: Refurbishment of dwelling, demolition of an outhouse for side extension, replace roof and increase ridge height by 700mm, 2 dormer windows
Location: MAESGWYN, 39 CHURCH ROAD, TONPENTRE, PENTRE, CF41 7EB

23/0034/10 Decision Date: 20/02/2023
Proposal: Two storey rear extension
Location: 7 GRIFFITH STREET, PENTRE, CF41 7JF

23/0355/10 Decision Date: 14/06/2023
Proposal: Change of use from A2 bank into two A1 shops on the ground floor and a single apartment on the first floor.
Location: NATWEST, 215 YSTRAD ROAD, PENTRE, CF41 7BE

23/0409/10 Decision Date: 18/05/2023
Proposal: Rear extension
Location: 5 VICTORIA STREET, TONPENTRE, PENTRE, CF41 7AP

23/0537/10 Decision Date: 13/06/2023
Proposal: Single storey rear extension.
Location: 33 WHITEFIELD STREET, TONPENTRE, PENTRE, CF41 7AR

23/1016/10 Decision Date: 02/10/2023
Proposal: Single storey rear extension
Location: 11 WHITEFIELD STREET, TONPENTRE, PENTRE, CF41 7AR

Pontyclun Central

22/0729/10 Decision Date: 13/09/2023
Proposal: Retention of solar panels installed on roof of garage to rear of property.
Location: GRAIG HOUSE, HENSOL ROAD, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8JQ

22/0963/15 Decision Date: 07/11/2022
Proposal: Variation of condition 2 (14/0127/10) to allow use of the premises as a Podiatry Clinic (Use Class D1)
Location: REAR GROUND FLOOR OFFICE, 15 LLANTRISANT ROAD, PONTYCLUN, CF72 9DP

22/0995/10 Decision Date: 12/10/2022
Proposal: First floor rear extension and internal modifications.
Location: 27 LLANTRISANT ROAD, PONTYCLUN, CF72 9DP

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Pontyclun Central

-
- 22/1204/10** Decision Date: 22/09/2023
Proposal: Demolition of smoke house and concrete training tower and installation of steel training tower and creation of car parking spaces.(Bat Survey Report received 28/07/23)
Location: PONTYCLUN FIRE STATION, LLANTRISANT ROAD, PONTYCLUN, CF72 9DR
-
- 22/1373/10** Decision Date: 01/02/2023
Proposal: Retention of shed/summerhouse and garden extension
Location: 28A MANOR HILL, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8JP
-
- 22/1442/10** Decision Date: 05/06/2023
Proposal: Parking area and store room
Location: 58 HEOL MISKIN, PONTYCLUN, CF72 9AL
-
- 23/0010/10** Decision Date: 02/02/2023
Proposal: Garden room to the rear of the garage.
Location: 10 DELFRYN, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8SS
-
- 23/0077/10** Decision Date: 03/03/2023
Proposal: Proposed extension over existing garage to provide additional bedroom / office and garage conversion to form playroom.
Location: THORNCLIFF, 15 BEECHLEA CLOSE, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8PT
-
- 23/0088/10** Decision Date: 03/03/2023
Proposal: Extension to rear and gable.
Location: 32 BRYNAMLWG, PONT-Y-CLUN, PONTYCLUN, CF72 9AU
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- 23/0128/10** Decision Date: 17/04/2023
Proposal: Rear single storey extension
Location: 2 LEWIS STREET, PONT-Y-CLUN, PONTYCLUN, CF72 9AD
-
- 23/0131/15** Decision Date: 07/07/2023
Proposal: Variation of condition 2 to allow dwellings to be re-positioned. (Revised address and highway plan received 29/03/23)
Location: LAND ADJACENT TO 8 RAILWAY TERRACE, TALBOT GREEN, PONTYCLUN, CF72 8HP
-
- 23/0211/10** Decision Date: 03/05/2023
Proposal: Construction of a steel framed canopy over part of rear yard, to include solar panels and removal/replacement of conifer hedge
Location: CONCRETE CANVAS LTD, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8UU
-
- 23/0259/10** Decision Date: 12/04/2023
Proposal: First floor side extension over existing with associated alterations.
Location: 72 HEOL-Y-COED, PONT-Y-CLUN, PONTYCLUN, CF72 9AT
-

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Pontyclun Central

23/0308/09 Decision Date: 01/06/2023
Proposal: Replace an existing car port with a brick single garage 320 cm width x 470 cm length.

Location: 14 THE DRIVE, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8PX

23/0343/10 Decision Date: 25/05/2023
Proposal: The addition of a flue to the side of the house to enable the fitting of a wood burning stove.

Location: SOLVA, SCHOOL ROAD, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8PG

23/0380/10 Decision Date: 23/06/2023
Proposal: Double storey side extension and erection of porch

Location: SPRINGFIELD HOUSE, 69 YNYSDDU, PONT-Y-CLUN, PONTYCLUN, CF72 9UA

23/0468/10 Decision Date: 10/07/2023
Proposal: Proposed attic extension and attached garage

Location: 13 ST DAVIDS ROAD, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8PW

23/1051/09 Decision Date: 04/10/2023
Proposal: Removal of the existing lean at the side of the property and replace it with a single storey extension.

Location: 71 HEOL-Y-COED, PONT-Y-CLUN, PONTYCLUN, CF72 9AT

23/1059/09 Decision Date: 04/10/2023
Proposal: Single storey rear extension

Location: 15 HEOL-Y-COED, PONTYCLUN, CF72 9AR

Pontyclun East

22/0763/10 Decision Date: 05/07/2023
Proposal: Single storey rear extension and extend/ enclose existing front porch.

Location: 35 MAES-Y-WENNOL, MEISGYN, PONTYCLUN, CF72 8SB

22/0985/10 Decision Date: 03/11/2022
Proposal: Two story rear extension and garage extension with an additional first floor to garage.

Location: 62 NEWMILL GARDENS, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8RX

22/1254/09 Decision Date: 03/11/2022
Proposal: Single storey rear extension

Location: 41 NEWMILL GARDENS, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8RX

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Pontyclun East

22/1343/10

Decision Date: 13/12/2022

Proposal:

Porch extension, single storey & two storey extension to rear.

Location:

21 MAES-Y-WENNOL, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8SB

22/1490/10

Decision Date: 13/02/2023

Proposal:

Single storey extension to front elevation

Location:

MAISONETTE, LLANTRISANT ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NQ

23/0217/10

Decision Date: 26/04/2023

Proposal:

Extension of existing garage, to include bedroom and garage

Location:

1 DOL Y LLAN, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8RY

23/0236/23

Decision Date: 05/05/2023

Proposal:

Prior approval for the removal of topsoil and reinstatement of improved ground levels.

Location:

LAND AT TYNEWYDD FARM, LLANTRISANT ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NE

23/0237/23

Decision Date: 05/05/2023

Proposal:

Prior approval for the removal of topsoil and reinstatement of improved ground levels.

Location:

LAND AT TYNEWYDD FARM, LLANTRISANT ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NE

23/0299/10

Decision Date: 11/05/2023

Proposal:

Enclosed porch

Location:

1 PARK LANE, GROES-FAEN, PONTYCLUN, CF72 8PB

23/0341/10

Decision Date: 26/06/2023

Proposal:

Wrap around extension

Location:

1 LLWYNPENNAU COTTAGES, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NW

23/0411/10

Decision Date: 14/06/2023

Proposal:

Stand alone garage on driveway, pavement and driveway amendments (Amended Plans received 06/06/23)

Location:

THE QUARRY HOUSE, LLANTRISANT ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NJ

23/0441/10

Decision Date: 05/06/2023

Proposal:

Single storey rear extension, replacement of sloped roof for a flat roof with glazed rooflights

Location:

7 HEOL BROFISCIN, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8RR

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Pontyclun East

23/0465/09 Decision Date: 05/05/2023
Proposal: Replacement pitched roof on single storey side extension with flat roof, roof window, internal layout alterations rear patio doors.
Location: 27 PEN-Y-GROES, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8PA

23/0507/10 Decision Date: 14/08/2023
Proposal: Extraction and ventilation system
Location: THE DYNEVOR ARMS COUNTRY PUB AND RESTAURANT, PETERSTON ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NS

23/0521/10 Decision Date: 07/07/2023
Proposal: Extension of rear garden curtilage
Location: 28 MANOR HILL, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8JP

23/0627/10 Decision Date: 15/08/2023
Proposal: Side extension and roof enlargement of detached garage.
Location: 16 BRYN DEWI SANT, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8TJ

23/0665/01 Decision Date: 08/08/2023
Proposal: Erection of illuminated and non-illuminated signs to the exterior of the building.
Location: THE DYNEVOR ARMS COUNTRY PUB AND RESTAURANT, PETERSTON ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NS

23/0805/10 Decision Date: 22/08/2023
Proposal: Demolition of degraded existing garage building and rebuilding of new double garage replacement with small store to rear.
Location: YNYSGARW COTTAGE, PENDOYLAN ROAD, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8NF

23/0867/10 Decision Date: 31/08/2023
Proposal: Annex and office space
Location: MILLSTONE BARN, LLANFARACH FARM, PENDOYLAN ROAD, MISKIN, PONT-Y-CLUN, CF72 8NF

23/0894/10 Decision Date: 01/09/2023
Proposal: Proposed single storey rear extension to provide additional living area and small section of raised deck seating area.
Location: 20 ACORN CLOSE, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8SQ

Pontyclun West

22/0971/10 Decision Date: 20/10/2022
Proposal: Second floor dormer extension to rear
Location: 17 CASTAN ROAD, PONT-Y-CLUN, PONTYCLUN, CF72 9EH

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Pontyclun West

22/0998/10 Decision Date: 28/06/2023

Proposal: Two storey extension to rear annex

Location: 12 STATION TERRACE, PONTYCLUN, CF72 9ES

22/1086/10 Decision Date: 02/11/2022

Proposal: First floor side extension above garage

Location: SARUM LODGE, ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH

22/1117/10 Decision Date: 17/11/2022

Proposal: Garage conversion and single storey side / rear extension.

Location: 4 MEADOW DRIVE, TYLA GARW, PONT-Y-CLUN, PONTYCLUN, CF72 9FR

22/1195/10 Decision Date: 30/11/2022

Proposal: Single storey rear extension

Location: 22 RHYD-Y-NANT, PONT-Y-CLUN, PONTYCLUN, CF72 9HE

22/1239/10 Decision Date: 28/11/2022

Proposal: Roof conversion including flat roofed dormer extension, ground floor extension, demolition of garage/workshop to form new garage/workshop with hobby room over.

Location: 8 STATION TERRACE, PONTYCLUN, CF72 9ES

22/1326/10 Decision Date: 13/12/2022

Proposal: Single-storey rear extension, finished in smooth render.

Location: 60 COED MIERI, TYLA GARW, PONT-Y-CLUN, PONTYCLUN, CF72 9UW

23/0305/10 Decision Date: 27/06/2023

Proposal: Demolition of existing outbuilding and erection of a new outbuilding. (Nesting Bird Survey received 19/06/23)

Location: RHYDHALOG FARM, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9JU

23/0406/09 Decision Date: 23/06/2023

Proposal: Additional unit

Location: INNOVATION CENTRE, ELY VALLEY INDUSTRIAL ESTATE, STATION TERRACE, PONT-Y-CLUN, PONTYCLUN, CF72 9DZ

23/0431/10 Decision Date: 07/07/2023

Proposal: Change of use from offices (B1) to a barber shop (A1)

Location: SOUTHGATE VAUXHALL GARAGE, 38 COWBRIDGE ROAD, PONT-Y-CLUN, PONTYCLUN, CF72 9EE

23/0462/10 Decision Date: 17/07/2023

Proposal: New 150 seater grandstand

Location: IVOR PARK FOOTBALL PITCH, COWBRIDGE ROAD, BRYNSADLER, PONT-Y-CLUN

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Pontyclun West

23/0510/09 Decision Date: 05/07/2023
Proposal: Conversion to B8 (storage/distribution with minor ancillary retail A1 elements) and internal works to building.

Location: UNIT 15, GREEN PARK, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9GP

23/0515/09 Decision Date: 06/06/2023

Proposal: Rear extension

Location: 10 TALYGARN DRIVE, BRYNSADLER, PONT-Y-CLUN, PONTYCLUN, CF72 9BY

23/0552/10 Decision Date: 08/08/2023

Proposal: Orangery to replace conservatory at the rear, side extension over ground floor with front dormer, rear balcony

Location: THE WILLOWS, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9JU

23/0594/10 Decision Date: 05/07/2023

Proposal: Change of use from garage to a habitable space including ground floor roof alterations

Location: 19 CASTAN ROAD, PONT-Y-CLUN, PONTYCLUN, CF72 9EH

23/0674/10 Decision Date: 02/08/2023

Proposal: Loft conversion with front and rear dormer

Location: 32 MEADOW DRIVE, TYLA GARW, PONT-Y-CLUN, PONTYCLUN, CF72 9FR

23/0704/10 Decision Date: 08/09/2023

Proposal: Change of use from office (use class b1) to mixed / sui generis use - coffee shop (a3), office (b1), retail / hairdresser (a1) & tattoo artist (sui generis), together with outdoor seating area.

Location: IAN WILLIAMS CARPENTRY, 20 COWBRIDGE ROAD, PONT-Y-CLUN, PONTYCLUN, CF72 9EE

23/0784/10 Decision Date: 15/08/2023

Proposal: Rear single storey extension and elevated decking, rear dormer and new ground floor front entrance

Location: 36 DANYBRYN, BRYNSADLER, PONT-Y-CLUN, PONTYCLUN, CF72 9DH

Pontypridd Town

22/1083/10 Decision Date: 28/10/2022

Proposal: 2 storey rear extension to dental surgery

Location: PAUL JAMES DENTAL SURGERY, FORGE HOUSE, 18 MORGAN STREET, PONTYPRIDD, CF37 2DS

22/1137/10 Decision Date: 02/11/2022

Proposal: Proposed single storey rear extension.

Location: 6 LEWIS TERRACE, PONTYPRIDD, CF37 2AF

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Pontypridd Town

22/1219/10	Decision Date: 29/11/2022
Proposal:	Single storey rear extension (side return), associated works
Location:	21 TYFICA ROAD, PONTYPRIDD, CF37 2DA

22/1241/10	Decision Date: 13/12/2022
Proposal:	Proposed dormers to front and rear elevations.
Location:	3 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

22/1271/10	Decision Date: 11/01/2023
Proposal:	Single storey flat roof extension to rear
Location:	5 HEOL-Y-DERI, GRAIGWEN, PONTYPRIDD, CF37 2ED

22/1403/10	Decision Date: 17/01/2023
Proposal:	Change front garden to parking space, dropped kerb to front of property
Location:	54 BERW ROAD, PONTYPRIDD, CF37 2AA

22/1466/10	Decision Date: 13/06/2023
Proposal:	Change of use from offices to 4 no. residential flats (Amended plans received 01/03/23 and 29/03/23 and 05/06/23)
Location:	N R B PROPERTIES LTD, 16 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW

22/1495/12	Decision Date: 03/05/2023
Proposal:	Proposed office intervention within a model mezzanine floor.
Location:	EGLWYSBACH SURGERY, BERW ROAD, PONTYPRIDD, CF37 2AA

23/0001/10	Decision Date: 13/03/2023
Proposal:	Demolish conservatory and construct a single storey flat roof extension to rear
Location:	12 PRIORY CLOSE, GRAIG-WEN, PONTYPRIDD, CF37 2ER

23/0029/12	Decision Date: 13/04/2023
Proposal:	Replacement of lighting to energy efficient LED lighting
Location:	LLOYDS TSB, 4A MARKET STREET, PONTYPRIDD, CF37 2TF

23/0334/10	Decision Date: 16/05/2023
Proposal:	Loft conversion with dormer extensions.
Location:	18 NUNS CRESCENT, GRAIG-WEN, PONTYPRIDD, CF37 2EW

23/0481/10	Decision Date: 28/06/2023
Proposal:	First floor rear extension over kitchen
Location:	75 BERW ROAD, PONTYPRIDD, CF37 2AB

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Pontypridd Town

23/0566/10 Decision Date: 22/08/2023
Proposal: Change of use of former Osteopath Clinic (Planning Use Class D1) to a Bridal Wear Shop (Planning Use Class A1)
Location: GROUND FLOOR, 9 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW

23/0646/10 Decision Date: 26/07/2023
Proposal: Proposed two storey rear extension.
Location: BELLHAMPTON, 63 TYFICA ROAD, PONTYPRIDD, CF37 2DB

23/0711/20 Decision Date: 07/09/2023
Proposal: Demolition of the existing garage, construction of one new fence/gate-post (to match existing RHS), the retention of the existing gates. This includes the construction of a new 1.8m high concrete post, gravel board,
Location: THE CO OPERATIVE FUNERALCARE, 2 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BP

23/0730/15 Decision Date: 23/08/2023
Proposal: Variation of condition 5 of previously approved planning application 20/1180/10 to extend the opening hours of the Class A3 unit between 11:00 hours - 03:00 hours Monday to Sunday.
Location: 6 FRATERNAL PARADE, TAFF STREET, PONTYPRIDD, CF37 4UG

23/0809/10 Decision Date: 12/09/2023
Proposal: Attach a retractable awning to the exterior wall.
Location: CLWB Y BONT, 85B TAFF STREET, PONTYPRIDD, CF37 4SL

23/0822/01 Decision Date: 12/09/2023
Proposal: Erect an external sign in display case and erect overhead sign in the lane between Darlows and Boots.
Location: CLWB Y BONT, 85B TAFF STREET, PONTYPRIDD, CF37 4SL

Porth

22/1005/10 Decision Date: 30/11/2022
Proposal: Partial change of use first and second floors - A1, Hairdressers to 2 number C3(a) maisonettes
Location: REAR OF 1 TO 2, CEMETERY ROAD, PORTH, CF39 0LG

22/1108/10 Decision Date: 02/11/2022
Proposal: Proposed garage.
Location: 16 WAYNE STREET, PORTH, CF39 0BT

22/1179/10 Decision Date: 01/12/2022
Proposal: Single and two storey combined rear extension
Location: 18 PARK STREET, PORTH, CF39 0DH

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Porth

22/1198/15 Decision Date: 17/03/2023
Proposal: Variation of condition 2 (Approved Plans) to allow for the addition of a fire escape to the first floor and change external wall finish to grey cladding.(Amended Plans received 22/02/23)
Location: THOMAS RHONDDA COACHES, ABER-RHONDDA ROAD, PORTH, CF39 0LN

22/1247/10 Decision Date: 17/02/2023
Proposal: Two storey side extension, single storey side and rear extensions, replacement decking, and reinstatement of front door in place of existing window. (Amended plans received 21/11/2022, 12/12/2022, and 06/02/2023 and
Location: 52 CEMETERY ROAD, PORTH, CF39 0BL

22/1385/12 Decision Date: 17/02/2023
Proposal: Decoration / Installation of artwork to existing side elevation rendered wall.
Location: YR HEN LYFGELL, 47 PONTYPRIDD ROAD, PORTH, CF39 3PG

23/0064/10 Decision Date: 30/03/2023
Proposal: Demolition of car wash, jet wash machine and associated structure and the Installation of charging zones, erection of EV chargers, erection of canopies, two jet wash bays, sub-station enclosure and associated
Location: PORTH SERVICE STATION, LLWYNCELYN ROAD, PORTH

23/0173/10 Decision Date: 15/03/2023
Proposal: Two storey side extension, partial basement garage
Location: 6 ORCHARD CLOSE, PORTH, CF39 9UD

23/0619/10 Decision Date: 04/08/2023
Proposal: Extension to food store
Location: FARMFOODS SUPERSTORE, CYMMER ROAD, DINAS, PORTH, CF39 9BL

23/0660/10 Decision Date: 02/08/2023
Proposal: Rear extension to form kitchen and bedroom
Location: 24 PENMAIN STREET, PORTH, CF39 0DG

Rhydfelen Central

22/0869/10 Decision Date: 30/09/2022
Proposal: Single storey rear extension.
Location: 1 YNYS TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5NY

22/1093/10 Decision Date: 27/10/2022
Proposal: Porch extension to front, external ramp
Location: 24 GWAUN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5PU

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Rhydfelen Central

23/0072/10 Decision Date: 16/03/2023
Proposal: Proposed part single storey rear extension(s), part two storey rear extension and changes to fenestration/doors to elevation(s) with porch roof structure to front elevation; all with associated external works
Location: 16 WILLOW STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NL

23/0180/10 Decision Date: 06/04/2023
Proposal: Proposed single storey rear extension and associated works.
Location: 8 CYPRESS STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NN

23/0376/10 Decision Date: 16/05/2023
Proposal: Erection of first floor rear extension and construction of a single storey garage link.
Location: 16 DYFFRYN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5RY

Taff's Well

22/0572/10 Decision Date: 18/05/2023
Proposal: Demolition of existing Farmhouse and replacement with new dwelling
Location: GRAIG FACH FARM, LANE TO GRAIG FACH FARM, GWAELOD-Y-GARTH, TAFF'S WELL, CAERPHILLY, CF83 1NF

22/0812/09 Decision Date: 28/09/2022
Proposal: Certificate of lawful development for a proposed single-story extension.
Location: 2 CHURCH STREET, TAFF'S WELL, CARDIFF, CF15 7PG

22/0829/15 Decision Date: 16/01/2023
Proposal: Variation of Condition 2 (addition of en-suite bathroom with obscured window added to elevation) and removal of Condition 6 (full engineering design and details of the turning area for emergency service and delivery
Location: LAND TO THE REAR OF 5 CULES TERRACE, TAFFS WELL, CARDIFF, CF15 7QJ

22/0833/10 Decision Date: 08/12/2022
Proposal: Mobility store for 2 scooters
Location: TY'R WAUN, NANTGARW, TAFF'S WELL

22/0966/19 Decision Date: 11/11/2022
Proposal: Works to TPO no. 1 (1995) T2 Sycamore: Remove epicormic growth to crown lift to approximately 6 metres above ground level
Location: 3 TAI DUFFRYN, NANTGARW, TAFF'S WELL, CARDIFF, CF15 7TS

22/0970/10 Decision Date: 05/10/2022
Proposal: Ground floor extensions to the rear and side
Location: 115 TY RHIW, TY-RHIW, TAFF'S WELL, CARDIFF, CF15 7RW

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Taff's Well

-
- 22/1233/10** Decision Date: 22/01/2023
Proposal: New modular building comprising two portacabins and associated cross dock facility, providing refrigerated storage, an office and a WC in the service yard.
Location: UNIT 5 1 MAKRO MULTITRADE CENTRE, HEOL-Y-PWLL, TREForest INDUSTRIAL ESTATE, TAFF'S WELL, CARDIFF, CF15 7QW
-
- 22/1260/10** Decision Date: 22/12/2022
Proposal: Construction of a temporary access from the A470 slip road at Taffs Well into the construction site for the proposed Taffs Well depot
Location: LAND AT GARTH WORKS INDUSTRIAL ESTATE AND TAFF'S WELL RAILWAY STATION, WEST OF THE A470
-
- 22/1333/10** Decision Date: 04/01/2023
Proposal: Two storey and single storey extensions to rear and side elevations.
Location: LOCK COTTAGE, GLAN-Y-LLYN, TAFF'S WELL, CARDIFF, CF15 7PY
-
- 22/1468/10** Decision Date: 24/04/2023
Proposal: Retrospective planning permission for the siting of a demountable building and incorporation of timber decking (amended layout plan received 13/04/2023).
Location: TAFFS WELL FOOTBALL PITCH, PARISH ROAD, TAFF'S WELL, CF15 7HB
-
- 23/0075/10** Decision Date: 14/04/2023
Proposal: Rear two storey extension, addition of a rear dormer and internal re design.
Location: 16 MOY ROAD, TAFF'S WELL, CARDIFF, CF15 7QR
-
- 23/0098/10** Decision Date: 16/03/2023
Proposal: Single storey rear extension, internal & external alterations, front porch, off road car parking
Location: 3 LEYSHON CLOSE, CARDIFF ROAD, TAFF'S WELL, CARDIFF, CF15 7QF
-
- 23/0106/01** Decision Date: 10/05/2023
Proposal: Removal of 96 sheet freestanding poster and replacement with 48 sheet freestanding digital advert.
Location: ADVERTISING RIGHTS, CAERPHILLY ROAD, NANTGARW, TAFF'S WELL
-
- 23/0203/10** Decision Date: 17/04/2023
Proposal: Dropped kerb/driveway/relocation of street sign
Location: 2 LEYSHON CLOSE, CARDIFF ROAD, TAFF'S WELL, CARDIFF, CF15 7QF
-
- 23/0310/18** Decision Date: 17/05/2023
Proposal: Fell and remove stumps of 2 trees.
Location: 40 CARDIFF ROAD, GLAN-Y-LLYN, TAFF'S WELL, CARDIFF, CF15 7QE
-
- 23/0484/10** Decision Date: 14/07/2023
Proposal: Side garage extension
Location: 111 TY RHIW, TY-RHIW, TAFF'S WELL, CARDIFF, CF15 7RW

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Taff's Well

23/0874/10 Decision Date: 20/09/2023
Proposal: Proposed single story side extensions for hall and lounge and storage area
Location: 94 GLAN-Y-FFORDD, TAFF'S WELL, CARDIFF, CF15 7SP

23/0918/10 Decision Date: 26/09/2023
Proposal: External refurbishment of an existing end of terrace property involving the installation of a proprietary external insulation system with through colour flat render finish. Replacement of doors and windows returning the main
Location: 1 PANT PLACE, TAFF'S WELL, CARDIFF, CF15 7QG

Ton-teg

22/0708/10 Decision Date: 05/10/2022
Proposal: Alter width of existing garage to create additional off road rear parking. First floor extension above garage to create additional bedrooms.
Location: HAFAN DAWEL, 9A BRYN RHEDYN, TON-TEG, PONTYPRIDD, CF38 1UG

22/0933/09 Decision Date: 29/09/2022
Proposal: Single storey rear extension.
Location: 29 THE RISE, TON-TEG, PONTYPRIDD, CF38 1UY

22/1009/01 Decision Date: 26/10/2022
Proposal: Flag poles to entrance.
Location: UNIT 2 RCT CBC, FAIRWAY COURT, TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA

22/1027/10 Decision Date: 25/10/2022
Proposal: Statue of remembrance
Location: LAND OPPOSITE MADISON HOUSE, MAIN ROAD, TONTEG

22/1190/10 Decision Date: 11/11/2022
Proposal: Replace conservatory with single storey rear extension.
Location: 72 THE DELL, TON-TEG, PONTYPRIDD, CF38 1TG

22/1397/10 Decision Date: 16/02/2023
Proposal: Single storey pitched roof wrap around extension.
Location: 23 BROOMFIELD CLOSE, TON-TEG, PONTYPRIDD, CF38 1NU

22/1405/01 Decision Date: 17/01/2023
Proposal: Entrance flag poles
Location: UNIT 2 FAIRWAY COURT, TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA

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Ton-teg

23/0067/10 Decision Date: 10/03/2023
Proposal: Single storey extension to front elevation,

Location: 13 THE RISE, TON-TEG, PONTYPRIDD, CF38 1UY

23/0164/10 Decision Date: 06/04/2023
Proposal: Introduction of hot food take away offer within existing sales building including a minor extension and associated works.

Location: ESSO PETROL STATION, TONTEG ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA

23/0226/10 Decision Date: 04/05/2023
Proposal: Garden room

Location: WARREN FARM, MAESMAWR ROAD, TON-TEG, PONTYPRIDD, CF38 1SH

23/0548/10 Decision Date: 13/07/2023
Proposal: Single storey extension

Location: 30 FFORDD GERDINAN, TON-TEG, PONTYPRIDD, CF38 1ER

23/0882/10 Decision Date: 27/09/2023
Proposal: Improvement of the existing water management system (effluent) - Including the construction of a 400m3 bunded effluent tank, and the construction of an associated steel frame clad building (known as the effluent

Location: UNIT A6 P B GELATINS UK LTD, SEVERN ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP

23/1103/50 Decision Date: 05/10/2023
Proposal: Extension of storage building.

Location: UNIT B2 BG SOL LTD RENEWABLE ENERGY WORKS, WESTBANK, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5YB

Tonyrefail East

22/0660/10 Decision Date: 03/10/2022
Proposal: Outhouse workshop/garage to the side, drive to front

Location: 32 EVERGREEN COURT, TONYREFAIL, PORTH, CF39 8ND

22/0661/10 Decision Date: 11/11/2022
Proposal: Small garage/outhouse to the side.

Location: 21 TREM Y DOLAU, TONYREFAIL, PORTH, CF39 8FJ

22/0976/10 Decision Date: 17/11/2022
Proposal: Erection of of a 20.12m x 5.49m polytunnel for growing of cut flowers, a 3.2m x 3.2m office and work area for cutting flowers, a 1.2m x 1.24m compost toilet

Location: LAND TO THE NORTH EAST OF TYLCHAWEN TERRACE, TONYREFAIL

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Tonyrefail East

22/1138/15	Decision Date: 17/07/2023
Proposal:	Variation of condition 12 (roundabout details) of planning permission 18/0313/10 to allow for alternate means of access onto Mill Street to be considered.
Location:	LAND TO THE EAST OF MILL STREET, TONYREFAIL

22/1202/10	Decision Date: 15/12/2022
Proposal:	Erection of a permanent rural workers dwelling and associated garden
Location:	EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, CF72 8LQ

22/1262/10	Decision Date: 10/01/2023
Proposal:	Orangery to front elevation.
Location:	19 MAES-Y-BRYN, TONYREFAIL, PORTH, CF39 8LA

22/1327/09	Decision Date: 16/11/2022
Proposal:	Orangery to rear of the property
Location:	33 GWERN HEULOG, TONYREFAIL, PORTH, CF39 8BJ

22/1390/16	Decision Date: 05/01/2023
Proposal:	Variation of Condition 1 - approved plans (22/0085/16)
Location:	PLOT C5 COED ELY STRATEGIC EMPLOYMENT SITE, ELY VALLEY ROAD, COED-ELY, TONYREFAIL

22/1399/10	Decision Date: 28/04/2023
Proposal:	Shed (retrospective)
Location:	128 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GA

23/0089/10	Decision Date: 06/03/2023
Proposal:	Single storey rear extension
Location:	68 TYLCHA FACH ESTATE, TONYREFAIL, PORTH, CF39 8BT

23/0092/10	Decision Date: 07/03/2023
Proposal:	Two storey side extension and loft conversion
Location:	31 TYLCHA FACH ESTATE, TONYREFAIL, PORTH, CF39 8BX

23/0104/10	Decision Date: 17/05/2023
Proposal:	Detached garage
Location:	THE STABLES, COLLENNA ROAD, TONYREFAIL

23/0227/10	Decision Date: 11/04/2023
Proposal:	Two storey front / side extension, rear retaining wall.
Location:	49 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN

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Tonyrefail East

23/0287/10 Decision Date: 14/04/2023

Proposal: Ground floor extension

Location: 28 HEOL ISLWYN, TONYREFAIL, PORTH, CF39 8NR

23/0292/10 Decision Date: 13/04/2023

Proposal: Two storey extension to the rear

Location: 10 HAZEL COURT, TONYREFAIL, PORTH, CF39 8NA

23/0449/10 Decision Date: 30/05/2023

Proposal: Two Storey Extension

Location: 28 TYLCHA WEN CLOSE, TONYREFAIL, PORTH, CF39 8AQ

23/0466/10 Decision Date: 30/06/2023

Proposal: First floor extension above kitchen and attic conversion (resubmission of previously refused applicaiton ref. 23/0091/10)

Location: 15 SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE

23/0598/10 Decision Date: 03/08/2023

Proposal: Two storey and single storey rear extension

Location: 3 TYLCHA FACH TERRACE, TONYREFAIL, PORTH, CF39 8BB

23/0653/10 Decision Date: 06/09/2023

Proposal: Change of use to zero waste shop and community coffee shop.

Location: 30 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

Tonyrefail West

22/0137/10 Decision Date: 29/11/2022

Proposal: Sound absorbing screen to prevent noise emitted from premises located to the rear of the buidling.

Location: UNIT A WALDRON UK LTD, PARC EIRIN, TONYREFAIL, PORTH, CF39 8WA

22/0835/10 Decision Date: 16/11/2022

Proposal: Mobility store for 2 scooters

Location: LAND TO THE REAR OF 51-59 BRYNGOLAU, TONYREFAIL

22/1211/10 Decision Date: 14/12/2022

Proposal: Construction of agricultural shed & stable block.

Location: LAND TO THE EAST OF 66 PEMBROKE STREET, THOMASTOWN, TONYREFAIL

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Tonyrefail West

22/1277/10	Decision Date: 20/12/2022
Proposal:	Change of use of ground floor from licensed premises (Use Class A3) to a two bedroom flat (Use Class C3).
Location:	THREE HORSE SHOES PUBLIC HOUSE, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HE

22/1290/10	Decision Date: 10/01/2023
Proposal:	Timber frame car shelter and adjoining timber shed
Location:	TREVAUGHAN, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HL

22/1455/10	Decision Date: 10/02/2023
Proposal:	Single storey rear extension
Location:	50 NANT EIRIN, TONYREFAIL, PORTH, CF39 8DP

22/1482/10	Decision Date: 14/02/2023
Proposal:	First floor extension, remodelling of the internal layout.
Location:	7 OAKDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RS

23/0097/10	Decision Date: 06/03/2023
Proposal:	Single storey side and rear extension.
Location:	1 ELY COURT, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EP

23/0136/10	Decision Date: 28/04/2023
Proposal:	Single storey rear extension, new railed platform to side and rear.
Location:	26 PARC DAN Y BRYN, TONYREFAIL, PORTH, CF39 8JS

23/0148/10	Decision Date: 11/04/2023
Proposal:	Timber frame car shelter
Location:	ROSE DENE, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HL

23/0254/10	Decision Date: 04/04/2023
Proposal:	Proposed rear single storey extension.
Location:	112 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JT

23/0381/09	Decision Date: 30/05/2023
Proposal:	Change of use from dwelling house (Class C3) to residential care home (Class C2) for up to 3 children
Location:	GWELFRYN, CAE'R GWERLAS, TONYREFAIL, PORTH, CF39 8HY

23/0580/10	Decision Date: 07/08/2023
Proposal:	Dropped Kerb to allow vehicle access onto the property with white line.
Location:	42 TYNBYRN ROAD, TONYREFAIL, PORTH, CF39 8DA

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Tonyrefail West

23/0589/10 Decision Date: 03/07/2023

Proposal: Single storey rear extension

Location: 110 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JT

23/0842/10 Decision Date: 15/09/2023

Proposal: Change of Use to B8 (Storage or Distribution)

Location: UNIT A, PARC EIRIN, TONYREFAIL, PORTH, CF39 8WA

23/0911/10 Decision Date: 20/09/2023

Proposal: Ground floor Rear extension (Removal of conservatory)
Main roof attic conversion to bedroom and front dormer. Garage roof conversion to bedroom.

Location: 21 GELLI SEREN CLOSE, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EF

23/0970/10 Decision Date: 25/09/2023

Proposal: Single storey extension to the northern elevation of the factory building and associated works

Location: TREForest GLASS UNIT B, PARC EIRIN, TONYREFAIL, PORTH, CF39 8WA

Trallwng

22/1075/10 Decision Date: 17/11/2022

Proposal: Detached building with a primary purpose of recreational use (retrospective).

Location: 7 FOUNDRY PLACE, PONTYPRIDD, CF37 4SB

22/1284/10 Decision Date: 05/01/2023

Proposal: Conversion of a garage to a Granny Flat and Construction of a detached shed

Location: 1 DARREN VIEW COURT, COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LR

22/1444/10 Decision Date: 27/01/2023

Proposal: Porch to front

Location: 14 PENCOED AVENUE, PONTYPRIDD, CF37 4AN

22/1445/10 Decision Date: 22/02/2023

Proposal: Rear two storey extension.

Location: 47 BONVILSTON ROAD, PONTYPRIDD, CF37 4RE

23/0269/10 Decision Date: 28/04/2023

Proposal: Raised decking area at the rear.

Location: 13 THE AVENUE, PONTYPRIDD, CF37 4DF

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Trallwng

23/0354/10 Decision Date: 22/05/2023

Proposal: Two storey rear extension

Location: 18 ALPHA PLACE, PONTYPRIDD, CF37 4RT

23/0425/10 Decision Date: 19/06/2023

Proposal: Proposed single storey rear extension to provide attached 'Granny Annex'

Location: BATHOL, COMMON ROAD, PONTYPRIDD, CF37 4AF

23/0634/10 Decision Date: 28/07/2023

Proposal: Proposed conversion and extension of existing garage into a granny flat.

Location: 1 DARREN VIEW COURT, COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LR

23/0664/10 Decision Date: 10/08/2023

Proposal: Proposed first floor rear extension over existing ground floor rear extension

Location: 5B BONVILSTON ROAD, PONTYPRIDD, CF37 4RD

23/0914/10 Decision Date: 26/09/2023

Proposal: First floor rear extension over increased width cavity construction works to ground and lower ground floor.

Location: 6 THE AVENUE, PONTYPRIDD, CF37 4DF

Trealaw

22/0877/10 Decision Date: 29/09/2022

Proposal: Demolish tractor & storage sheds to build detached garage and tractor & storage shed

Location: 1 INCLINE COTTAGES, RHYS STREET, TREALAW, TONYPANDY, CF40 2QH

22/1091/23 Decision Date: 01/11/2022

Proposal: Prior approval – Alteration to existing bridge parapet

Location: TONYPANDY RAILWAY STATION OVERBRIDGE, TREALAW ROAD, TREALAW, TONYPANDY, CF40 2TU

22/1098/10 Decision Date: 22/12/2022

Proposal: Upgrade access arrangements off Dinas Road to the existing railway compound

Location: EXISTING ACCESS TO RAILWAY COMPOUND AREA OFF DINAS ROAD (A4058)

22/1295/09 Decision Date: 20/12/2022

Proposal: Certificate of lawfulness for an existing development - loft conversion.

Location: 130 RHYS STREET, TREALAW, TONYPANDY, CF40 2QQ

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Trealaw

22/1325/10	Decision Date: 13/12/2022
Proposal:	Two storey & single storey rear extension
Location:	94 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UF

22/1369/10	Decision Date: 21/12/2022
Proposal:	Proposed single storey rear extension including excavation to existing rear garden.
Location:	15 PINWOOD DRIVE, TREALAW, TONYPANDY, CF40 2PY

22/1381/10	Decision Date: 06/01/2023
Proposal:	Automated teller machine (Retrospective)
Location:	TREALAW CONVENIENCE STORE, 253 HEOL BRITHWEUNYDD, TREALAW, TONYPANDY, CF40 2NZ

22/1382/01	Decision Date: 06/01/2023
Proposal:	Signage (Retrospective)
Location:	TREALAW CONVENIENCE STORE, 253-259 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2NZ

22/1408/23	Decision Date: 02/02/2023
Proposal:	Prior Approval - Works to existing station platform and construction of new platform and footbridge
Location:	DINAS RHONDDA RAILWAY STATION, STATION ROAD, TREALAW, TONYPANDY, CF40 2PJ

23/0003/10	Decision Date: 16/02/2023
Proposal:	Garage
Location:	317 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2NY

23/0053/10	Decision Date: 07/06/2023
Proposal:	Side extension for additional workshop area
Location:	LASER MINI COACH AND MINI TRAVEL LTD, FOUNDRY ROAD INDUSTRIAL ESTATE, FOUNDRY ROAD, TREALAW, TONYPANDY, CF40 2XD

23/0103/10	Decision Date: 19/04/2023
Proposal:	Two storey full width extension and detached garage
Location:	6 BRYNTEG TERRACE, TREALAW, TONYPANDY, CF40 2PD

23/0176/23	Decision Date: 12/05/2023
Proposal:	Prior Approval - Proposed temporary access.
Location:	LAND AT DINAS RHONDDA RAILWAY STATION, STATION ROAD, TREALAW, TONYPANDY, CF40 2PJ

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Trealaw

23/0223/10 Decision Date: 12/05/2023
Proposal: Double garage with basement garden rooms
Location: 207 & 208 RHYS STREET, TREALAW, TONYPANDY, CF40 2QD

23/0306/10 Decision Date: 10/05/2023
Proposal: Granny annexe
Location: CON LAU HOUSE, LLYS ALAW, TREALAW, TONYPANDY, CF40 2US

23/0365/10 Decision Date: 05/05/2023
Proposal: Garage
Location: 12 WENGRAIG ROAD, TREALAW, TONYPANDY, CF40 2QG

23/0389/10 Decision Date: 01/06/2023
Proposal: Change of use from church to single dwelling
Location: ELIM PENTECOSTAL CHURCH, OFF MISKIN ROAD, TREALAW, TONYPANDY

23/0539/10 Decision Date: 16/08/2023
Proposal: Two storey rear extension.
Location: 270 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2NZ

Treforest

22/0581/10 Decision Date: 17/10/2022
Proposal: Loft conversion with rear dormer to accommodate an additional room, demolish small outbuilding and rebuild an extended wrap-around outbuilding extension with balcony to rear elevation, demolish garage to
Location: 5 PRINCESS STREET, TREFOREST, PONTYPRIDD, CF37 1RY

22/0955/13 Decision Date: 20/04/2023
Proposal: Outline Planning Application for one detached dwelling (Amended Plans received 17/01/2023)
Location: FOREST VIEW, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

22/1047/10 Decision Date: 21/10/2022
Proposal: Two storey rear extension
Location: 13 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RW

22/1191/10 Decision Date: 17/11/2022
Proposal: Rear extension
Location: 52 PARK STREET, TREFOREST, PONTYPRIDD, CF37 1SL

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Treforest

-
- 22/1275/10** Decision Date: 09/01/2023
Proposal: Rear single storey extension, internal alterations and other associated works.
Location: 13 LLANTWIT ROAD, TREForest, PONTYPRIDD, CF37 1TR
-
- 22/1287/10** Decision Date: 10/02/2023
Proposal: Extension to former CAPSE building, associating drainage, landscaping, external lighting and plant.
Location: LAND TO THE EAST OF THE FORMER CAPSE UNIVERSITY BUILDING, LLANTWIT ROAD, TREForest, PONTYPRIDD, CF37 1DL
-
- 22/1358/09** Decision Date: 19/07/2023
Proposal: Lawful Development Certificate for Existing Use of Property as a House in Multiple Occupation (HMO) (Use Class C4)
Location: 27A CARDIFF ROAD, GLYN-TAF, PONTYPRIDD, CF37 5RE
-
- 22/1391/10** Decision Date: 27/02/2023
Proposal: Change of use from Class B1 office use - to Class C3 residential use (2 no. 2 bedroom flats)
Location: 3 LLANTWIT ROAD, TREForest, PONTYPRIDD.
-
- 22/1475/10** Decision Date: 14/02/2023
Proposal: Open sided timber building to provide shelter during wet weather
Location: COMMUNITY GARDENS AND WOODLAND, MEADOW STREET, TREForest, PONTYPRIDD, CF37 1UD
-
- 23/0344/11** Decision Date: 27/06/2023
Proposal: Proposed repair works to the Crawshay Obelisk
Location: CRAWSHAY OBELISK, CASTLE INN FOOTBRIDGE, CASTLE STREET, TREForest, PONTYPRIDD
-
- 23/0452/09** Decision Date: 14/06/2023
Proposal: Rear extension
Location: 130 WOOD ROAD, TREForest, PONTYPRIDD, CF37 1RQ
-
- 23/0663/10** Decision Date: 07/08/2023
Proposal: Proposed change of use from a Tattoo Studio (Sui Generis) to a Convenience Store (Use Class A1)
Location: 69 PARK STREET, TREForest, PONTYPRIDD, CF37 1SN
-

Treherbert

-
- 22/0787/10** Decision Date: 02/12/2022
Proposal: Two blocks of garages (10 garages in total).
Location: LAND BEHIND BROOK STREET, BLAENRHONDDA, CF42 5SF
-

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Treherbert

-
- 22/1100/15** Decision Date: 08/02/2023
Proposal: Variation of condition 1 of planning permission 16/0660/10 to extend start date by two years. (Updated PEA received 21/12/2022)
Location: LAND TO THE REAR OF DELWEN TERRACE, BLAENCWM, TREORCHY, CF42 5ED
-
- 22/1231/10** Decision Date: 05/12/2022
Proposal: Demolition of rear garage and construction of 1 bed flat (Re-submission of 22/0235/10).
Location: 150 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE
-
- 22/1236/10** Decision Date: 09/12/2022
Proposal: Change of use of former bakery (Use class A1) to café serving hot and cold food for takeaway or seated (Use class A3).
Location: 17 WYNDHAM STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5BS
-
- 22/1292/10** Decision Date: 08/12/2022
Proposal: First floor rear extension.
Location: 14 WINDSOR STREET, TREHERBERT, TREORCHY, CF42 5LH
-
- 22/1425/23** Decision Date: 13/02/2023
Proposal: Prior Approval - Development of modifications and widening of the existing platform at Treherbert Station.
Location: TREHERBERT RAILWAY STATION, STATION TERRACE, TREHERBERT, TREORCHY, CF42 5HU
-
- 23/0321/10** Decision Date: 22/09/2023
Proposal: Erection of canine recreational building and use of property as a canine business with day-care, classes and overnight boarding and residential property. (Amended description received 19/06/23)
Location: FOREST VIEW, BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AW
-
- 23/0456/23** Decision Date: 10/07/2023
Proposal: Prior approval - creation of 2no. new cleaning platforms and associated access footpath.
Location: LAND AT TREHERBERT RAILWAY STATION, STATION TERRACE, TREHERBERT, TREORCHY, CF42 5HU
-
- 23/0508/10** Decision Date: 21/07/2023
Proposal: Forest track diversion
Location: BWLCH FOREST TRACK BETWEEN BLAENGWYNFI AND TREORCHY
-
- 23/0558/10** Decision Date: 03/07/2023
Proposal: Two storey extension
Location: 5 BLAEN-Y-CWM TERRACE, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5ND
-
- 23/0857/10** Decision Date: 25/08/2023
Proposal: Proposed formation of patio and replacement of emergency exit stairs to the rear.
Location: 133 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD
-

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Treorchy

22/0633/10

Decision Date: 25/10/2022

Proposal:

To replace timber frame to the front with reclaimed scaffolding board (retrospective)

Location:

CHERIE AND CO, BUTE STREET, TREORCHY, CF42 6AU

22/0656/10

Decision Date: 09/11/2022

Proposal:

Proposed conversion of shop to two residential dwellings.

Location:

ELEGANCE, 50 & 51 BUTE STREET, TREORCHY, CF42 6BD

22/0779/10

Decision Date: 18/01/2023

Proposal:

Construction of 2 No detached garages.

Location:

LAND TO THE REAR OF 28 -30 RAILWAY TERRACE, CWM-PARC, TREORCHY

22/0780/10

Decision Date: 19/01/2023

Proposal:

Proposed detached dwelling (retrospective application to regularise dwelling currently under construction approved under application reference 15/1644/10).

Location:

LAND TO THE REAR OF RAILWAY TERRACE, CWM-PARC, TREORCHY

22/0818/10

Decision Date: 03/10/2022

Proposal:

Proposed construction of two-storey full width extension, construction of a detached garage to the rear.

Location:

38 TALLIS STREET, CWMPARC, TREORCI, CF42 6LU

22/0827/10

Decision Date: 23/11/2022

Proposal:

Single storey rear extension, internal modifications

Location:

74 YNYSWEN ROAD, YNYS-WEN, TREHERBERT, TREORCHY, CF42 6ED

22/0950/10

Decision Date: 13/10/2022

Proposal:

Single storey rear extension

Location:

3 SWN YR AFON, TREORCHY, CF42 6NX

22/1018/10

Decision Date: 20/10/2022

Proposal:

Demolition of garage, rebuild with garden room to lower level

Location:

3 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

22/1101/10

Decision Date: 17/11/2022

Proposal:

Two storey full width extension

Location:

36 DUMFRIES STREET, TREORCHY, CF42 6TP

22/1115/10

Decision Date: 04/01/2023

Proposal:

Proposed construction of a detached dwelling with a detached garage.(Amended Plans and Redline Boundary Received 09/11/22)

Location:

LAND AT GLYNCOLI CLOSE, TREORCHY

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Treorchy

22/1150/10

Decision Date: 05/12/2022

Proposal:

Demolition of out building and training tower and replace with steel training tower.

Location:

SOUTH WALES FIRE AND RESCUE TREORCHY STATION, BUTE STREET, TREORCHY, CF42 6DB

22/1163/10

Decision Date: 31/10/2022

Proposal:

Single storey extension.

Location:

16 SWN YR AFON, TREORCHY, CF42 6NX

22/1164/10

Decision Date: 27/01/2023

Proposal:

Installation of composite decking around front and side of clubhouse, installation of DDA Ramp between decking and exterior gate, lay patio, path and turf to side of building

Location:

RHONDDA TENNIS CLUB, YSTRADFECHAN PARK, STATION ROAD, TREORCHY, CF42 6HN

22/1188/10

Decision Date: 28/11/2022

Proposal:

First floor rear extension

Location:

23 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

22/1246/10

Decision Date: 24/01/2023

Proposal:

Single story extension to rear

Location:

22 DYFODWG STREET, TREORCHY, CF42 6NN

22/1293/15

Decision Date: 21/07/2023

Proposal:

Variation of condition 1 of previously approved application 11/1083/10 to extend the time period. (Bat Report received 27/05/23)

Location:

GLANCAMLAS BUNGALOW, DUNRAVEN TERRACE, YNYS-WEN, TREORCHY, CF42 6EL

22/1424/09

Decision Date: 22/12/2022

Proposal:

Area - Front of property (front garden). Posts (8) under 1m with decorative ship rope have been erected to existing front garden.

Location:

32 WOODLAND VALE, TREORCHY, CF42 6TT

22/1437/10

Decision Date: 08/02/2023

Proposal:

Conversion of 3 bed flat into 2 flats.

Location:

4A HIGH STREET, TREORCHY, CF42 6AE

22/1480/10

Decision Date: 15/02/2023

Proposal:

Replacement shopfronts to No. 125 and No. 127

Location:

A FRASER JONES PHARMACY, 127 BUTE STREET, TREORCHY, CF42 6AY

22/1486/01

Decision Date: 16/02/2023

Proposal:

Replacement of existing fascia signs and illuminated projecting sign

Location:

A FRASER JONES PHARMACY, 127 BUTE STREET, TREORCHY, CF42 6AY

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

Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Treorchy

23/0022/10 Decision Date: 20/02/2023

Proposal: Proposed garage

Location: 4 TREVOR STREET, TREORCHY, CF42 6SP

23/0063/10 Decision Date: 27/02/2023

Proposal: First floor rear extension

Location: 56 DUMFRIES STREET, TREORCHY, CF42 6TP

23/0169/10 Decision Date: 13/04/2023

Proposal: Two storey full with extension

Location: 6 WOODLAND TERRACE, CWMPARC, TREORCI, TREORCHY, CF42 6LS

23/0267/09 Decision Date: 23/03/2023

Proposal: Proposed rear single storey extension under permitted development.

Location: 27 PROSPECT PLACE, TREORCHY, CF42 6RE

23/0327/10 Decision Date: 06/06/2023

Proposal: Construct double storey extension to rear of the property along with internal modifications

Location: 58 REGENT STREET, TREORCHY, CF42 6PN

23/0371/09 Decision Date: 03/05/2023

Proposal: Hardstand consisting of 4 m x 8.2 m in length concrete block construction of 8.2 x 2.5 m height to front elevation , 2.0m to back elevation with a pitched roof.

Location: 5 GREENFIELD TERRACE, CWM-PARC, TREORCHY, CF42 6LL

23/0467/10 Decision Date: 25/05/2023

Proposal: Rear extension & extension to front porch

Location: 2 WOODLAND VALE, TREORCHY, CF42 6TT

23/0469/10 Decision Date: 21/06/2023

Proposal: Conversion of 2 dwellings to 1 dwelling

Location: 283 - 284 PARK ROAD, CWMPARC, TREORCY

23/0489/10 Decision Date: 14/09/2023

Proposal: Construction of detached bungalow(Revised redline boundary and plans received 02/08/23)

Location: LAND TO THE EAST OF BARRETT STREET, CWM-PARC, TREORCHY

23/0523/09 Decision Date: 08/06/2023

Proposal: Single storey rear extension

Location: 36 GLYNRHONDDA STREET, TREORCHY, CF42 6DE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
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Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Treorchy

23/0524/10 Decision Date: 10/07/2023
Proposal: Two storey rear extension and change of use first floor redundant offices in to 1 bedroom flat.
Location: TUDBALL AND EDWARDS ESTATE AGENTS, 92 BUTE STREET, TREORCHY, CF42 6AH

23/0554/10 Decision Date: 20/07/2023
Proposal: First floor extension
Location: 1 CHAPEL STREET, TREORCHY, CF42 6RT

23/0678/23 Decision Date: 09/08/2023
Proposal: Prior approval - improvements to existing platform, creation of new platform and construction of footbridge.
Location: YNYSWEN RAILWAY STATION, YNYSWEN ROAD, YNYS-WEN, TREHERBERT, TREORCHY, CF42 6EG

23/0889/10 Decision Date: 08/09/2023
Proposal: Two storey side extension
Location: 3 SWN YR AFON, TREORCHY, CF42 6NX

Tylorstown and Ynyshir

22/0761/10 Decision Date: 16/11/2022
Proposal: Part removal of garden embankment and construct new retaining wall (Partly retrospective).
Location: 10 GROVE HOUSE COURT, PONTYGWAITH, FERNDALE, CF43 3LJ

22/0838/10 Decision Date: 20/12/2022
Proposal: Change of use from commercial to residential
Location: 241 & 242 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3DA

22/0913/10 Decision Date: 24/11/2022
Proposal: 66 seat spectator stand (CMRA received 07/11/2022).
Location: YNYSHIR PARK FOOTBALL PITCH, CHURCH TERRACE, YNYS-HIR, PORTH, CF39 0ET

22/0948/10 Decision Date: 30/09/2022
Proposal: Rear extension and garage conversion to living space
Location: 26 CHURCH TERRACE, YNYS-HIR, PORTH, CF39 0ET

22/1035/01 Decision Date: 10/11/2022
Proposal: 2 x information board signs displaying future fixtures and scores.
Location: YNYSHIR PARK FOOTBALL PITCH, CHURCH TERRACE, YNYS-HIR, PORTH, CF39 0ET

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25/09/2022 and 06/10/2023

Tylorstown and Ynyshir

22/1119/10	Decision Date: 18/11/2022
Proposal:	Demolition of existing single storey extension and rebuilding double storey rear extension.
Location:	5 WESTON TERRACE, YNYS-HIR, PORTH, CF39 0ER

22/1183/10	Decision Date: 18/11/2022
Proposal:	Remove rear extensions and replace with new two storey extension.
Location:	27 THE AVENUE, PONT-Y-GWAITH, FERNDALE, CF43 3LN

22/1250/10	Decision Date: 03/01/2023
Proposal:	Erection of a single-storey garden outbuilding to the rear
Location:	TY MORIO, FENWICK STREET, PONT-Y-GWAITH, FERNDALE, CF43 3LW

22/1402/19	Decision Date: 06/03/2023
Proposal:	Tree maintenance to prevent risk of failure
Location:	RIVERSIDE BUNGALOW, Y MAENDY, YNYS-HIR, PORTH, CF39 0AS

23/0101/13	Decision Date: 15/09/2023
Proposal:	Outline Planning Permission with all matters reserved for Two detached 4 bedroom dwellings. (Ecological Appraisal received 08/07/23)
Location:	LAND AT 33 - 36 BRYNHEULOG TERRACE, TYLORSTOWN, FERNDALE

23/0213/10	Decision Date: 24/03/2023
Proposal:	Proposed three storey extension.
Location:	38 HENDREFADOG STREET, TYLORSTOWN, FERNDALE, CF43 3DG

23/0273/10	Decision Date: 16/05/2023
Proposal:	Proposed construction of a single domestic garage
Location:	LAND OPPOSITE 28 STANDARD TERRACE, YNYS-HIR, PORTH, CF39 0HG

23/0274/10	Decision Date: 20/04/2023
Proposal:	Proposed ground floor infill and first floor rear extensions.
Location:	45 WILLIAM STREET, YNYS-HIR, PORTH, CF39 0EY

23/0418/10	Decision Date: 25/05/2023
Proposal:	Proposed conservatory to rear of property
Location:	RIVERSIDE BUNGALOW, Y MAENDY, YNYS-HIR, PORTH, CF39 0AS

23/0614/10	Decision Date: 17/08/2023
Proposal:	Garage
Location:	REAR OF 9 UPPER TERRACE, STANLEYTOWN, FERNDALE, CF43 3EU

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25/09/2022 and 06/10/2023

Tylorstown and Ynyshir

23/0628/10 Decision Date: 26/07/2023
Proposal: Removal of the roof to an existing ground floor extension to add a new bedroom to the first floor with internal access on the first floor.
Location: 47 WOODLAND ROAD, TYLORSTOWN, FERNDALE, CF43 3ND

23/0675/09 Decision Date: 07/09/2023
Proposal: Certificate of Lawfulness for existing use/development - conversion of the property into two separate residential units independent from each other; and the construction of a single storey bathroom extension at
Location: 176 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3BU

23/0818/10 Decision Date: 11/09/2023
Proposal: Proposed garage and construction of a two metre high palisade fence at the rear of 46 -50 South Street, Ynyshir.
Location: LAND TO THE REAR TO 46 - 50 SOUTH STREET, YNYS-HIR, PORTH

23/0840/10 Decision Date: 19/09/2023
Proposal: Proposed construction of a domestic garage.
Location: 58 EDMONDES STREET, TYLORSTOWN, FERNDALE, CF43 3HW

23/0845/10 Decision Date: 07/09/2023
Proposal: Removal of an outhouse and construction of a two storey rear extension.
Location: 34 FENWICK STREET, PONT-Y-GWAITH, FERNDALE, CF43 3LW

Upper Rhydfelen and Glyn-taf

22/0758/10 Decision Date: 05/10/2022
Proposal: Change of use from public house to a community centre, café and church hall and associated pedestrian access improvements.
Location: RHYDYFELIN SPORTS BAR, DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5ES

22/1016/10 Decision Date: 08/12/2022
Proposal: Conversion of existing garage to create first floor guest bedroom (Amended block plan received 11/10/2022)
Location: TY OLAF, LLYS CORRWG, RHYDYFELIN, PONTYPRIDD, CF37 5EJ

22/1019/10 Decision Date: 08/12/2022
Proposal: Conversion of existing garage to provide a guest bedroom on the ground floor and study on the first floor (Amended block plan received 11/10/2022)
Location: 17A LLYS CORRWG, RHYDYFELIN, PONTYPRIDD, CF37 5EJ

22/1030/10 Decision Date: 04/11/2022
Proposal: Proposed two storey extension to rear elevation.
Location: 2 LIME STREET, RHYDYFELIN, PONTYPRIDD, CF37 5BU

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25/09/2022 and 06/10/2023

Upper Rhydfelen and Glyn-taf

22/1132/10 Decision Date: 23/12/2022
Proposal: Construction of 4 no. 2 bedroom flats with associated bin store, car parking and road infrastructure.
Location: LAND ADJACENT TO UNIT 1, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

22/1276/10 Decision Date: 08/12/2022
Proposal: External ramp to front, associated works
Location: 89 WORDSWORTH GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5HH

23/0529/10 Decision Date: 07/07/2023
Proposal: External ramp
Location: 68 SHELLEY WALK, RHYDYFELIN, PONTYPRIDD, CF37 5EY

23/0603/10 Decision Date: 04/08/2023
Proposal: Single storey extension
Location: 86 ELM STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DH

23/0670/10 Decision Date: 10/08/2023
Proposal: Construction of single storey extension to form garage and workshop
Location: 60 MAES GANOL, RHYDYFELIN, PONTYPRIDD, CF37 5EQ

23/0735/10 Decision Date: 07/09/2023
Proposal: Redevelopment of existing farmhouse - side section of dwelling and outbuilding to be removed and replaced with new two storey extension.
Location: CWRT Y CELYN FARM, FFYNNONBWLA ROAD, EGLWYSILAN, PONTYPRIDD, CF37 5BJ

23/0865/10 Decision Date: 22/09/2023
Proposal: New raised decking area to rear garden.
Location: 10 RHIW FELIN, RHYDYFELIN, PONTYPRIDD, CF37 5HJ

Ynysybwl

22/0080/10 Decision Date: 18/11/2022
Proposal: Retrospective application for the relocation of steps from ground level decking to garden level and privacy screen to rear (Amended plans received 03/10/2022)
Location: 51 HIGH STREET, YNYS-Y-BWL, PONTYPRIDD, CF37 3EE

22/0993/10 Decision Date: 04/11/2022
Proposal: Double storey extension to rear.
Location: 32 CHURCH STREET, YNYS-Y-BWL, PONTYPRIDD, CF37 3LB

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25/09/2022 and 06/10/2023

Ynysybwl

22/1017/09 Decision Date: 14/11/2022

Proposal: Detached prefab garage.

Location: 3 BROOKFIELD, YNYS-Y-BWL, PONTYPRIDD, CF37 3HD

22/1106/10 Decision Date: 03/11/2022

Proposal: Construct two storey hip roof extension to rear of existing property.

Location: DELFAN, 15 CLYDACH ROAD, YNYS-Y-BWL, PONTYPRIDD, CF37 3LX

22/1280/10 Decision Date: 08/12/2022

Proposal: Single storey rear extension to replace conservatory

Location: 14 CLAS-TY-GELLI, COED-Y-CWM, PONTYPRIDD, CF37 3DL

22/1294/10 Decision Date: 23/12/2022

Proposal: Conservatory to rear elevation (re-submission)

Location: 3 PEN-Y-MYNYDD, COED-Y-CWM, PONTYPRIDD, CF37 3JG

22/1493/19 Decision Date: 03/03/2023

Proposal: Tree works to 3 no. Oak trees (Group G1 - rear of 3 Heol Pen y Parc) TPO no 123 (2009)

Location: REAR OF 3 HEOL PEN-Y-PARC, COED-Y-CWM, PONTYPRIDD, CF37 3JL

23/0011/19 Decision Date: 15/03/2023

Proposal: Tree works to 3 no. Oak trees located to the rear of 2 Heol Pen-y-Parc (Group G2, T8, T9 and T10)

Location: REAR OF 2 HEOL PEN-Y-PARC, COED-Y-CWM, PONTYPRIDD, CF37 3JL

23/0071/10 Decision Date: 05/07/2023

Proposal: Alterations and extension to an existing community building including retrofit

Location: Y BWTH- COMMUNITY BUILDING, OLD STATION YARD, WINDSOR PLACE, YNYSYBWL, PONTYPRIDD

23/0311/10 Decision Date: 17/05/2023

Proposal: Remove flat roofs and dormer and construct first floor bedroom extension with new pitched roof.

Location: 3 GROVE TERRACE, YNYS-Y-BWL, PONTYPRIDD, CF37 3EH

23/0318/10 Decision Date: 17/05/2023

Proposal: Rear flat roof extension.

Location: 6 BRYN AUR, COED-Y-CWM, PONTYPRIDD, CF37 3JE

23/0345/10 Decision Date: 31/05/2023

Proposal: Single storey flat roof extension, detached single garage to rear

Location: 190 ROBERT STREET, YNYS-Y-BWL, PONTYPRIDD, CF37 3ED

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25/09/2022 and 06/10/2023

Ynysybwl

23/0377/10 Decision Date: 01/06/2023

Proposal: Single storey extensions either side.

Location: 27 BRYN RHEDYN, COED-Y-CWM, PONTYPRIDD, CF37 3DP

23/0542/10 Decision Date: 11/07/2023

Proposal: Convert garage into a living space, replace garage door with window.

Location: 1 BRYN AUR, COED-Y-CWM, PONTYPRIDD, CF37 3JE

23/0785/10 Decision Date: 29/09/2023

Proposal: Installation of new extract system to existing kitchen

Location: ROBERTSTOWN HOTEL PUBLIC HOUSE, ROBERT STREET, YNYS-Y-BWL, PONTYPRIDD, CF37 3DU

Ystrad

22/0832/10 Decision Date: 03/11/2022

Proposal: Mobility store for 2 scooters

Location: FOOTPATH SIDE OF 59 NEBO ESTATE, YSTRAD, PENTRE

22/0927/10 Decision Date: 05/10/2022

Proposal: Change of use from ground floor shop A1 to one bedroom flat C3. Storage sheds to rear yard.

Location: TOPSTITCH, 59A GELLIGALED ROAD, YSTRAD, PENTRE, CF41 7RQ

22/1124/19 Decision Date: 06/04/2023

Proposal: Reduce lime trees by 40% - 50%, pollarding to previous growth points and epicormic growth removal.

Location: TY BWLLFA, FARM ROAD, GELLI, PENTRE, CF41 7NR

22/1141/10 Decision Date: 16/11/2022

Proposal: Three storey rear extension

Location: 223 TYNTYLA ROAD, YSTRAD, PENTRE, CF41 7SG

22/1257/10 Decision Date: 04/04/2023

Proposal: First floor extension above an existing single storey extension.

Location: 189 GELLI ROAD, GELLI, PENTRE, CF41 7NA

23/0012/10 Decision Date: 07/03/2023

Proposal: Sun lounge to rear

Location: 8 OAKLANDS DRIVE, PENTRE, CF41 7QW

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25/09/2022 and 06/10/2023

Ystrad

23/0016/10 Decision Date: 06/03/2023
Proposal: Block of 4 no. garages within rear garden of property (Amended plan received 08/02/2023).

Location: 1 DOROTHY STREET, GELLI, PENTRE, CF41 7UB

23/0052/10 Decision Date: 14/03/2023
Proposal: Proposed conversion of existing chapel (Use Class D1) to dwelling house (Use Class C3) together with external alterations.

Location: MISSION METHODIST CHURCH, NANT-Y-GWYDDON ROAD, GELLI, PENTRE

23/0204/15 Decision Date: 03/08/2023
Proposal: Variation of condition 2 of 19/0732/08 (approved plans) to retain temporary piling platform to protect embankment and railway.

Location: BROOK STREET FOOT BRIDGE, YSTRAD RAILWAY STATION, YSTRAD, PENTRE, CF41 7RB

23/0212/10 Decision Date: 25/05/2023
Proposal: Detached garage

Location: ISCOED HOUSE, VICTORIA STREET, YSTRAD, PENTRE

23/0231/10 Decision Date: 24/03/2023
Proposal: Two storey rear extension

Location: 14 DANYGRAIG, YSTRAD, PENTRE, CF41 7SN

23/0266/09 Decision Date: 20/04/2023
Proposal: Construct rear single storey extension

Location: 6 WILLIAM STREET, YSTRAD, PENTRE, CF41 7QR

23/0285/10 Decision Date: 15/05/2023
Proposal: Change of use from a dwelling (C3 use) to a 5 bedroom 5 person house in multiple occupation (C4 use)

Location: 40 GELLI ROAD, GELLI, PENTRE, CF41 7LY

23/0348/10 Decision Date: 16/05/2023
Proposal: Domestic garage

Location: 5 HILLSIDE TERRACE, GELLI, PENTRE, CF41 7UJ

23/0587/10 Decision Date: 10/08/2023
Proposal: Access ramp to front

Location: MOUNT ZION PENTECOSTAL CHURCH, TYISAF ROAD, GELLI, PENTRE

Rhondda

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
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Report for Development Control Planning Committee

25/09/2022 and 06/10/2023

Rhondda

21/0415/12

Decision Date: 26/06/2023

Proposal:

Change of use from Class D2 (assembly and leisure) to Class C3 (dwelling) including the replacement of a collapsed flat roof, new stud partition walls, windows and other associated works (application for Listed

Location:

TREHAFOD MEMORIAL HALL, 44-45 TREHAFOD ROAD, TREHAFOD, PONTYPRIDD, CF37 2LR

Ffynon Taf

22/0422/16

Decision Date: 09/01/2023

Proposal:

Construction works for the remodelling of the Taffs Well Railway Station Car Park (Phase 5)

Location:

TAFFS WELL RAILWAY STATION, CARDIFF ROAD, TAFF'S WELL, CARDIFF, CF15 7PE

Church Village

22/0525/13

Decision Date: 19/01/2023

Proposal:

Detached house with parking hardstanding (Outline planning application).

Location:

BRYNGLAS, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RL

Beddau

22/0410/10

Decision Date: 30/11/2022

Proposal:

Reprofiling of existing embankment to the west and north of the previously approved housing site (application ref: 18/1403/10) to reduce the gradient of the bank and regrade/reprofile, with all excavated material to be

Location:

LAND IMMEDIATELY WEST AND NORTH OF THE FORMER GELYN OG YARD BUS DEPOT, CASTELLAU ROAD, BEDDAU

Total Number of Delegated decisions is 777

Aberaman

23/0492/10

Decision Date: 04/10/2023

Proposal: Conversion of basement storage room into self contained flat.

Location: 1 POLICE HOUSES, FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NN

Reason: 1 The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reason:
Pit Row is not suitable to serve as the principal means of vehicular and pedestrian access for the proposed basement floor flat, its use as such would lead to increased hazards to the detriment of safety of all highway users.

Aberdare East

23/0879/10

Decision Date: 26/09/2023

Proposal: Change of use from offices (B1) to Day care nursery (D1)

Location: FORMER SHEPPARDS OFFICES ROBERTSTOWN INDUSTRIAL ESTATE, ABER-NANT, ABERDARE, CF44 8HD

Reason: 1 The development proposes highly vulnerable development within Zone C2 of the Development Advice Map (DAM) contained in TAN15. The proposed development is considered contrary to National Planning Policy and Section 6 of Technical Advice Note 15: Development and Flood Risk which states at paragraph 6.2 that highly vulnerable development should not be permitted in Zone C2.

Reason: 2 The proposed Development would be located entirely within Zone C2 of the Development Advice Map (DAM) contained in TAN15. The proposal for highly vulnerable development within areas of flood risk are considered contrary to policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed use conflicts with the indicative concept plan and supporting text for Policy NSA 7 of the LDP, which hopes to see the land developed for Employment or leisure purposes. Insufficient marketing information and evidence have therefore been provided to justify the loss of an employment use and office space at this location. The proposal is considered contrary to Policies CS 3 and NSA 7 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 2

tudalen wag