



**CYNGOR BWRDEISTREF SIROL**  
**RHONDDA CYNON TAF**  
**COUNTY BOROUGH COUNCIL**

**COMMITTEE SUMMONS**

C Hanagan  
Service Director of Democratic Services & Communication  
Rhondda Cynon Taf County Borough Council  
The Pavilions  
Cambrian Park  
Clydach Vale CF40 2XX

Meeting Contact: Jess Daniel - Democratic Services (07385401877)

A hybrid meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 19TH OCTOBER, 2023 at 3.00 PM.**

It is the intention to live stream this meeting, details of which can be accessed [here](#).

NON-COMMITTEE MEMBERS AND MEMBERS OF THE PUBLIC MAY [REQUEST THE FACILITY TO ADDRESS THE COMMITTEE](#) AT THEIR MEETING ON THE BUSINESS LISTED. IT IS KINDLY ASKED THAT SUCH NOTIFICATION IS MADE TO [PLANNINGSERVICES@RCTCBC.GOV.UK](mailto:PLANNINGSERVICES@RCTCBC.GOV.UK) BY 5PM ON TUESDAY, 17 OCTOBER 2023, INCLUDING STIPULATING WHETHER THE ADDRESS WILL BE IN WELSH OR ENGLISH.

THE ORDER OF THE AGENDA MAY BE SUBJECT TO AMENDMENT TO BEST FACILITATE THE BUSINESS OF THE COMMITTEE

**AGENDA**

**1. DECLARATION OF INTEREST**

To receive disclosures of personal interest from Members in accordance with the Code of Conduct.

**Note:**

1. Members are requested to identify the item number and subject matter that their interest relates to and signify the nature of the personal interest; and
2. Where Members withdraw from a meeting as a consequence of the disclosure of a prejudicial interest they **must** notify the Chairman when they leave.

**2. HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS**

To note, that when Committee Members determine the development

control matters before them, they should have regard to the Development Plan and, so far as material to applications, to any other material considerations and when taking decisions, Members have to ensure they do not act in a manner that is incompatible with the Convention on Human Rights as incorporated into legislation by the Human Rights Act 1998.

### **3. WELLBEING OF FUTURE GENERATIONS (WALES) ACT 2015**

To note that the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

### **4. MINUTES 07.09.23**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 07.09.23.

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## **APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT**

### **5. APPLICATION NO: 23/0575**

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).

**LAND ADJACENT TO 15 GROVER STREET, GRAIG, PONTYPRIDD, CF37 1LD**

9 - 24

### **6. APPLICATION NO: 23/0712**

Proposed change the use of the property into a Children's Residential Home.

**142 KENRY STREET, TONYPANDY, CF40 1DD**

25 - 36

### **7. APPLICATION NO: 23/0871**

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).

**KENTUCKY FRIED CHICKEN RESTAURANT, CYMMER ROAD, DINAS, PORTH, CF39 9BL**

37 - 48

**8. APPLICATION NO: 23/0896**

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)

**CARTREF BUNGALOW, HOBBS LANE, HIRWAUN, ABERDARE, CF44 9BU**

**49 - 58**

**DEFERRED APPLICATIONS**

**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.

**22-22A CARDIFF STREET, ABERDARE, CF44 7DP.**

**59 - 76**

**INFORMATION REPORT**

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

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

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

**77 - 166**

**11. URGENT BUSINESS**

To consider any items which the Chairman by reason of special circumstances is of the opinion should be considered at the Meeting as a matter of urgency.

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

**Service Director of Democratic Services & Communication**

**Circulation: -**

**Members of the Planning & Development Committee**

The Chair and Vice-Chair of the Planning & Development Committee  
(County Borough Councillor S Rees and County Borough Councillor W Lewis respectively)

County Borough Councillors: Councillor J Bonetto, Councillor A Dennis,  
Councillor S Emanuel, Councillor D Grehan, Councillor G Hughes, Councillor M Powell,  
Councillor J Smith, Councillor L A Tomkinson and Councillor R Williams

Head of Planning

Head of Legal Services

Head of Major Development and Investment

Senior Engineer

**RHONDDA CYNON TAF COUNCIL  
Planning and Development Committee**

Minutes of the meeting of the Planning and Development Committee held on Thursday, 7 September 2023 at 3.00 pm at Council Chamber, The Pavilions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX.

This meeting was live streamed, details of which can be accessed [here](#).

**County Borough Councillors – The following Planning and Development Committee Members were present in the Council Chamber: -**

Councillor S Rees (Chair)

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

**The following Planning and Development Committee Members were present online: -**

Councillor A Dennis      Councillor J Bonetto  
Councillor D Grehan  
Councillor M Powell

**County Borough Councillors in attendance: -**

Councillor M Norris

**Officers in attendance: -**

Mr J Bailey, Head of Planning  
Mr S Humphreys, Head of Legal Services  
Mr A Rees, Senior Engineer

**83      DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, there were no declarations made pertaining to the agenda.

**84      HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS**

It was **RESOLVED** to note that when Committee Members determine the development control matters before them, they should have regard to the

Development Plan and, so far as material to applications, to any other material considerations and when taking decisions, Members have to ensure they do not act in a manner that is incompatible with the convention on Human Rights as incorporated into legislation by the Human Rights Act 1998.

## **85 WELLBEING OF FUTURE GENERATIONS (WALES) ACT 2015**

It was **RESOLVED** to note that the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## **86 MINUTES 03.08.23**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 03.08.23.

## **87 CHANGE TO THE AGENDA**

The Committee agreed that the agenda would be considered out of sequence and as detailed in the minutes set out hereunder.

## **88 APPLICATION NO: 23/0294**

**Sub-division, extension, external alterations to retail unit to enable it to trade as part foodstore/part non-food retail unit with ancillary cafe, modifications to garden centre, delivery access arrangements, car parking layout, landscaping, and other associated site works. WHAT STORES, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA**

In accordance with adopted procedures, the Committee received the following public speakers who were **each** afforded five minutes to address Members on the above-mentioned proposal:

- Mr Rob Jones (Applicant)
- Mr Rob Mitchell (Objector)

The Applicant Mr Rob Jones exercised the right to respond to the comments made by the objector.

The Head of Planning outlined the content of a 'late' letter in objection of the application.

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to an additional condition requiring measures for ecological enhancement.

## **89 APPLICATION NO: 23/0165**

**Retention of detached garage / workshop. 87 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EN**

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**90 APPLICATION NO: 23/0368**

**Change of use from function room to 4no bed & breakfast rooms. PLOUGH INN PUBLIC HOUSE, LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY**

The Head of Planning outlined the content of a 'late' letter received from the applicant setting out the reasons for the proposed development.

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**91 APPLICATION NO: 23/0576**

**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. 22-22A CARDIFF STREET, ABERDARE, CF44 7DP**

(Note: County Borough Councillor D Grehan left the meeting at this point.)

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee for further consideration of the changes proposed with this application to overcome the previous objections and discussion with the applicant regarding these.

(Note: County Borough Councillor W Lewis left the meeting at this point.)

**92 APPLICATION NO: 23/0910**

**Wooden sign installed on grass area near main entrance of the Park. YNYSANGHARAD WAR MEMORIAL PARK, BRIDGE STREET, PONTYPRIDD**

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**93 APPLICATION NO: 22/1321**

**Change of use from residential to care home for children (C2). 41 Wood Road, Treforest, Pontypridd, CF37 1RH**

The Head of Planning presented the application which was originally reported to Committee on 17<sup>th</sup> August 2023, where Members were minded to refuse the

application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute No.76 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development for the reasons outlined in the further report and subject to the amendment of the reference to 'Local Development Plan' to 'Rhondda Cynon Taf Local Development Plan RCTLDP'.

**94 APPLICATION NO: 23/0398**

**Change of use from a HMO (C4 use) to a Children's Home and associated works. (Amended Site Location Plan received 08/06/2023), 37 Elizabeth Street, Aberdare, CF44 7LN**

The Head of Planning presented the application which was originally reported to Committee on 17<sup>th</sup> August 2023, where Members were minded to refuse the application, contrary to the officer recommendation of the Director, Prosperity and Development (Minute No. 73 refers).

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Director, Prosperity and Development for the reasons outlined in the further report and subject to the amendment of the reference to 'Local Development Plan' to 'Rhondda Cynon Taf Local Development Plan RCTLDP'.

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

Members **RESOLVED** to receive the report of the Service Director, Planning in relation to Planning and Enforcement Appeal Decisions received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions received for the period 07/08/2023 – 25/08/2023.

**This meeting closed at 4.10 pm**

**Councillor S Rees  
Chair.**



## 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

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**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.

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#### 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 4<sup>th</sup> 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 4<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> 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

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#### 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.

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#### REASON APPLICATION REPORTED TO COMMITTEE

- 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 4<sup>th</sup> 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 4<sup>th</sup> 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 24<sup>th</sup> 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

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**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.

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#### **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 - Llanesafyn - Porth - Tonyppandy - Rhondda - Tynselydd
173	1	1	0	Porth - Pentygraig - Tonyppandy - 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 60m<sup>2</sup> - 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

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#### **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.

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#### **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 24<sup>th</sup> 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  
19<sup>th</sup> 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 7<sup>th</sup> 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 21<sup>st</sup> 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

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**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.

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**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 4<sup>th</sup> 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 4<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> 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**

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

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

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

**Location:** GILFACH ROAD, TONYPANDY

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**Aberdare West/Llwydcoed**

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

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

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**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

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**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

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**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

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**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

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**Aberaman North**

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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**

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**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

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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**

**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**

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

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

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

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

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

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

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

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

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

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<b>23/0455/10</b>	Decision Date: 26/06/2023
<b>Proposal:</b>	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.
<b>Location:</b>	LIVING WAY CHURCH, DUNRAVEN STREET, TONYPANDY, CF40 1AL

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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**

**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

**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**

**Abercynon**

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**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

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**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

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**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

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

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

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**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

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

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**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

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

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**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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**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**

**Aberdare East**

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

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

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

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

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

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<b>22/1151/10</b>	Decision Date: 08/11/2022
<b>Proposal:</b>	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
<b>Location:</b>	4 ABERNANT ROAD, ABER-NANT, ABERDARE, CF44 0PY

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

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

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

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

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**25/09/2022 and 06/10/2023**

**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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**25/09/2022 and 06/10/2023**

**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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**25/09/2022 and 06/10/2023**

**Aberdare West and Llwydcoed**

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

**Proposal:** Garden room.

**Location:** APPLGARTH, TUDOR TERRACE, TRECYNON, ABERDAR, 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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**25/09/2022 and 06/10/2023**

**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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**25/09/2022 and 06/10/2023**

**Beddau and Tyn-y-nant**

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<b>22/1148/10</b>	Decision Date: 28/11/2022
<b>Proposal:</b>	Increase size of existing rear single storey building
<b>Location:</b>	22 CASTELL-Y-MYNACH ROAD, BEDDAU, PONTYPRIDD, CF38 2BG

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<b>22/1157/10</b>	Decision Date: 23/11/2022
<b>Proposal:</b>	Two storey extensions to front and side elevations, rear single storey extension, new entrance canopy, dormer to front and balcony to rear.
<b>Location:</b>	O R DIWEDD, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF38 2RB

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<b>22/1178/10</b>	Decision Date: 25/11/2022
<b>Proposal:</b>	Retention of 2 metre boundary fence.
<b>Location:</b>	1 CARSHALTON ROAD, BEDDAU, PONTYPRIDD, CF38 2LH

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<b>22/1285/10</b>	Decision Date: 01/12/2022
<b>Proposal:</b>	Porch to front of property
<b>Location:</b>	20 MILTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2TN

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<b>22/1396/10</b>	Decision Date: 12/04/2023
<b>Proposal:</b>	First floor extension above garage
<b>Location:</b>	WOODSIDE, LLANTRISANT ROAD TO NEWBRIDGE ROAD, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LR

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<b>23/0045/10</b>	Decision Date: 30/06/2023
<b>Proposal:</b>	Single storey rear extension
<b>Location:</b>	14 CASTLEFORD CLOSE, BEDDAU, PONTYPRIDD, CF38 2RW

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<b>23/0245/10</b>	Decision Date: 18/04/2023
<b>Proposal:</b>	Single storey rear extension
<b>Location:</b>	8 HEOL GWRGAN, BEDDAU, PONTYPRIDD, CF38 2RN

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<b>23/0300/10</b>	Decision Date: 11/05/2023
<b>Proposal:</b>	Porch extension
<b>Location:</b>	22 HEOL DDEUSANT, BEDDAU, PONTYPRIDD, CF38 2LA

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<b>23/0352/10</b>	Decision Date: 18/05/2023
<b>Proposal:</b>	Single storey detached garage to the front
<b>Location:</b>	73 CLOS MYDDLIN, BEDDAU, PONTYPRIDD, CF38 2JT

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<b>23/0445/10</b>	Decision Date: 05/06/2023
<b>Proposal:</b>	Proposed side and ground floor extension
<b>Location:</b>	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 retrospective 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**

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<b>23/0260/09</b>	Decision Date: 03/05/2023
<b>Proposal:</b>	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.
<b>Location:</b>	ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ

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

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

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

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

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

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

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

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

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

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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**

**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 Wiber/ 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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**25/09/2022 and 06/10/2023**

**Church Village**

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

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

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

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

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

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

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

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

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

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

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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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**25/09/2022 and 06/10/2023**

**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



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**Cwmbach**

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<b>22/1481/08</b>	Decision Date: 16/02/2023
<b>Proposal:</b>	1.5 High Aluminium signs, poles fixed to the ground adjacent to roundabout exits
<b>Location:</b>	CWMBACH ROUNDABOUT, CANAL ROAD, CWMBACH, ABERDARE

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<b>23/0041/10</b>	Decision Date: 06/04/2023
<b>Proposal:</b>	Single storey sun room to front
<b>Location:</b>	7 BLAENNANTYGROES ROAD, CWM-BACH, ABERDARE, CF44 0EA

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<b>23/0058/10</b>	Decision Date: 26/05/2023
<b>Proposal:</b>	Proposed installation of an array of solar panels within the site curtilage and associated works.
<b>Location:</b>	NEWLYN HOUSE, BLAENNANTYGROES ROAD, CWM-BACH, ABERDARE, CF44 0EA

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<b>23/0129/10</b>	Decision Date: 05/04/2023
<b>Proposal:</b>	Proposed rear/side extension.
<b>Location:</b>	8 GRASMERE DRIVE, CWM-BACH, ABERDARE, CF44 0HP

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<b>23/0324/10</b>	Decision Date: 25/05/2023
<b>Proposal:</b>	Proposed single storey extension for a Dining Room and Lounge and a single domestic garage
<b>Location:</b>	40 YNYSCYNON STREET, CWM-BACH, ABERDARE, CF44 0PD

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<b>23/0347/09</b>	Decision Date: 12/06/2023
<b>Proposal:</b>	Single storey flat roof extension.
<b>Location:</b>	30 CONISTON RISE, CWM-BACH, ABERDARE, CF44 0HN

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<b>23/0438/10</b>	Decision Date: 28/06/2023
<b>Proposal:</b>	Window installation
<b>Location:</b>	5 GLAS-Y-GORS, CWM-BACH, ABERDARE, CF44 0BQ

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<b>23/0520/10</b>	Decision Date: 12/06/2023
<b>Proposal:</b>	Extension for a garage, dormer loft conversion and raise roof height
<b>Location:</b>	2 CLAERWEN CLOSE, CWM-BACH, ABERDARE, CF44 0LQ

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<b>23/0616/15</b>	Decision Date: 02/08/2023
<b>Proposal:</b>	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.
<b>Location:</b>	LAND AT PIT PLACE, CWMBACH, ABERDARE, CF44 0LR

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<b>23/0863/10</b>	Decision Date: 05/09/2023
<b>Proposal:</b>	Proposed rear & side extensions & front porch.
<b>Location:</b>	12 BLAENNANTYGROES ROAD, CWM-BACH, ABERDARE, CF44 0EA

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**25/09/2022 and 06/10/2023**

**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**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**Ferndale and Maerdy**

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**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

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**22/0604/10** Decision Date: 18/10/2022  
**Proposal:** Rear two / single storey extension.  
**Location:** 23 BRYNGOLEU CRESCENT, FERNDALE, CF43 4LT

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**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

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**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

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**22/1166/10** Decision Date: 20/12/2022  
**Proposal:** Site a container on land.  
**Location:** MAERDY HUB, NORTH TERRACE, MAERDY, FERNDALE, CF43 4DD

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**22/1185/10** Decision Date: 07/12/2022  
**Proposal:** Two storey rear extension  
**Location:** 15 PLEASANT HILL, FERNDALE, CF43 4SE

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**22/1248/13** Decision Date: 25/05/2023  
**Proposal:** Outline permission for 3 detached dwellings  
**Location:** LAND ON LONG ROW, BLAENLLECHAU, FERNDALE

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**22/1266/10** Decision Date: 02/12/2022  
**Proposal:** First floor rear extension  
**Location:** 42 BLAENLLECHAU ROAD, BLAENLLECHAU, FERNDALE, CF43 4PG

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**22/1339/10** Decision Date: 25/01/2023  
**Proposal:** First floor rear extension  
**Location:** 16 NEW STREET, FERNDALE, CF43 4SN

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**23/0100/10** Decision Date: 07/03/2023  
**Proposal:** Two storey rear extension  
**Location:** 9 WOOD STREET, FERNDALE, CF43 4HG

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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

**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**

**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**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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**

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<b>22/1255/10</b>	Decision Date: 20/12/2022
<b>Proposal:</b>	Proposed loft conversion incorporating front and rear dormers, creation of roof terrace (Amended plans received 22/11/2022).
<b>Location:</b>	KNOLL COTTAGE, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF37 1PY

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<b>22/1283/10</b>	Decision Date: 11/01/2023
<b>Proposal:</b>	Single storey rear extension and side garage.
<b>Location:</b>	20 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL

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<b>22/1427/10</b>	Decision Date: 31/01/2023
<b>Proposal:</b>	Addition of rear first floor extension & porch and other Internal alterations.
<b>Location:</b>	9 LLANTRISANT ROAD, GRAIG, PONTYPRIDD, CF37 1LN

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<b>22/1431/10</b>	Decision Date: 27/01/2023
<b>Proposal:</b>	Garage conversion, front & rear dormers, dropped kerb
<b>Location:</b>	49 TY MAWR PARC, HOPKINSTOWN, PONTYPRIDD, CF37 2SH

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<b>22/1472/10</b>	Decision Date: 15/02/2023
<b>Proposal:</b>	First floor rear extension
<b>Location:</b>	30 DAN-Y-COEDCAE ROAD, GRAIG, PONTYPRIDD, CF37 1LS

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<b>22/1484/10</b>	Decision Date: 06/03/2023
<b>Proposal:</b>	Porch extension, loft extension, rear dormer and raising the roof ridge
<b>Location:</b>	3 RHIW BUNGALOWS, LLANTRISANT ROAD, GRAIG, PONTYPRIDD, CF37 1LP

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<b>23/0008/10</b>	Decision Date: 14/03/2023
<b>Proposal:</b>	Change of use of ground floor to form a dog grooming parlour (sui generis) and a residential flat (Use Class C3)
<b>Location:</b>	GLOBE PUBLIC HOUSE, 37 HIGH STREET, GRAIG, PONTYPRIDD, CF37 1QP

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<b>23/0021/10</b>	Decision Date: 01/03/2023
<b>Proposal:</b>	Single storey side extension, connection into the existing rear extension
<b>Location:</b>	28 GELLIDEG ROAD, MAES-Y-COED, PONTYPRIDD, CF37 1EJ

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<b>23/0190/15</b>	Decision Date: 04/05/2023
<b>Proposal:</b>	Variation of condition 2 (Approved Plans) to allow changes to approved fenestration.
<b>Location:</b>	HILLSIDE, LLANDRAW WOODS, MAES-Y-COED, PONTYPRIDD, CF37 1EX

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<b>23/0198/10</b>	Decision Date: 19/07/2023
<b>Proposal:</b>	Replacement External Steel Fire Exit Staircase
<b>Location:</b>	HETTY PIT, GYFEILLION ROAD, HOPKINSTOWN, PONTYPRIDD

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**25/09/2022 and 06/10/2023**

**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**

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<b>22/1070/10</b>	Decision Date: 22/12/2022
<b>Proposal:</b>	Detached bungalow with garage.
<b>Location:</b>	16 HALT CLOSE, RHIGOS, ABERDARE, CF44 9UH

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<b>22/1146/10</b>	Decision Date: 02/12/2022
<b>Proposal:</b>	Two storey side extension, installation of PV panels, single storey extension to rear garden store
<b>Location:</b>	14 HEOL-Y-BRYN, RHIGOS, ABERDARE, CF44 9DJ

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<b>22/1154/10</b>	Decision Date: 19/10/2022
<b>Proposal:</b>	Enlarge single storey extension at 1.4m to rear, second storey extension in line with single storey extension.
<b>Location:</b>	PENWAUN COTTAGE, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9RJ

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<b>22/1161/10</b>	Decision Date: 16/11/2022
<b>Proposal:</b>	Two storey flat roof infill extension to rear
<b>Location:</b>	CWRT Y VIL, PENYARD ROAD, HIRWAUN, ABERDARE, CF44 9TW

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<b>22/1175/10</b>	Decision Date: 26/07/2023
<b>Proposal:</b>	Conversion of garage to Granny flat (Amended plans received 24/10/2022).
<b>Location:</b>	1 CWM ISAAC, RHIGOS, ABERDARE, CF44 9AX

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<b>22/1229/10</b>	Decision Date: 14/12/2022
<b>Proposal:</b>	Proposed dwelling
<b>Location:</b>	LAND ADJ TO THE VICARAGE, HIGH STREET, HIRWAUN, ABERDARE, CF44 9SL

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<b>22/1332/10</b>	Decision Date: 14/03/2023
<b>Proposal:</b>	Detached dwelling, garage and parking (plot 3)
<b>Location:</b>	DEVELOPMENT SITE, PENDERYN ROAD, HIRWAUN

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<b>22/1389/10</b>	Decision Date: 24/01/2023
<b>Proposal:</b>	Single storey side garage and rear extension.
<b>Location:</b>	79 CAE FELIN PARC, HIRWAUN, ABERDARE, CF44 9QQ

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<b>22/1447/10</b>	Decision Date: 05/04/2023
<b>Proposal:</b>	Single dwelling
<b>Location:</b>	DEVELOPMENT SITE, PENDERYN ROAD, HIRWAUN

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<b>23/0048/10</b>	Decision Date: 14/03/2023
<b>Proposal:</b>	Proposed single storey extension
<b>Location:</b>	UNIT 46 TO 47 AUTHENTIC CURRY CO LTD, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UP

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**25/09/2022 and 06/10/2023**

**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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**25/09/2022 and 06/10/2023**

**Llanharry**

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<b>22/0905/10</b>	Decision Date: 18/01/2023
<b>Proposal:</b>	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
<b>Location:</b>	ANFIELD HOUSE (FORMERLY KNOWN AS BEAR INN) TYLACOCH, LLANHARRY, PONTYCLUN, CF72 9LH

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<b>22/0957/10</b>	Decision Date: 03/10/2022
<b>Proposal:</b>	Proposed single storey side extension. proposed roof dormers. proposed internal alterations to suit.
<b>Location:</b>	10 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZE

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<b>22/1028/10</b>	Decision Date: 26/10/2022
<b>Proposal:</b>	Single storey rear extension
<b>Location:</b>	42 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HP

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<b>22/1153/10</b>	Decision Date: 19/12/2022
<b>Proposal:</b>	Garden fence (retrospective)
<b>Location:</b>	25 MAPLE CLOSE, LLANHARRY, PONTYCLUN, CF72 9JH

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<b>22/1200/10</b>	Decision Date: 06/12/2022
<b>Proposal:</b>	Two storey side extension.
<b>Location:</b>	39 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HN

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<b>22/1227/10</b>	Decision Date: 19/12/2022
<b>Proposal:</b>	Two storey side extension
<b>Location:</b>	13 TYLACOCH, LLANHARRY, PONTYCLUN, CF72 9LS

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<b>22/1346/10</b>	Decision Date: 11/01/2023
<b>Proposal:</b>	Change of use from residential C3 to C2 residential rehabilitation centre (description corrected 09/01/22)
<b>Location:</b>	MEADOW LODGE, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LZ

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<b>23/0309/10</b>	Decision Date: 09/06/2023
<b>Proposal:</b>	Porch to elevation and two storey rear extension and demolish outbuildings.
<b>Location:</b>	5 HAZELDENE, LLANHARRY, PONTYCLUN, CF72 9JL

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<b>23/0361/10</b>	Decision Date: 04/05/2023
<b>Proposal:</b>	Single storey side extension
<b>Location:</b>	8 ASH GROVE, LLANHARRY, PONTYCLUN, CF72 9HX

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<b>23/0495/10</b>	Decision Date: 07/06/2023
<b>Proposal:</b>	First floor extension & garage conversion
<b>Location:</b>	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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**Llantrisant and Talbot Green**

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<b>22/1064/10</b>	Decision Date: 18/01/2023
<b>Proposal:</b>	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
<b>Location:</b>	TY BERLLAN, HEOL-Y-BEILIAU, LLANTRISANT, PONTYCLUN, CF72 8ES

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<b>22/1079/09</b>	Decision Date: 15/11/2022
<b>Proposal:</b>	Single storey rear extension and garage conversion.
<b>Location:</b>	9 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF

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<b>22/1122/10</b>	Decision Date: 09/11/2022
<b>Proposal:</b>	Detached Granny Annex (Ancillary accommodation in association with existing property)
<b>Location:</b>	27 HEOL MILES, TALBOT GREEN, PONTYCLUN, CF72 8HU

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<b>22/1182/10</b>	Decision Date: 21/12/2022
<b>Proposal:</b>	Single storey rear & two storey side extension
<b>Location:</b>	7 TALBOT CLOSE, LLANTRISANT, PONTYCLUN, CF72 8AS

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<b>22/1208/01</b>	Decision Date: 01/12/2022
<b>Proposal:</b>	New internally illuminated fascia signage to front and sides of building to replace existing (Amended plans received 21/10/2022).
<b>Location:</b>	UNIT 9, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

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<b>22/1215/10</b>	Decision Date: 23/02/2023
<b>Proposal:</b>	24 solar panels on rear roof of the Bear Inn Public House
<b>Location:</b>	THE BEAR INN PUBLIC HOUSE, HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DA

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<b>22/1232/10</b>	Decision Date: 17/11/2022
<b>Proposal:</b>	Detached garden room.
<b>Location:</b>	18 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

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<b>22/1353/10</b>	Decision Date: 15/12/2022
<b>Proposal:</b>	Off road parking
<b>Location:</b>	14 CHURCH STREET, LLANTRISANT, PONTYCLUN, CF72 8EW

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<b>22/1355/10</b>	Decision Date: 20/12/2022
<b>Proposal:</b>	Garage conversion to lounge, as well as side and rear single-story extensions
<b>Location:</b>	16 TALBOT CLOSE, LLANTRISANT, PONTYCLUN, CF72 8AS

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<b>22/1401/10</b>	Decision Date: 03/01/2023
<b>Proposal:</b>	Conservatory to side elevation
<b>Location:</b>	26 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DB

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**Llantrisant and Talbot Green**

<b>22/1418/10</b>	Decision Date: 02/10/2023
<b>Proposal:</b>	Proposed erection of a plant room and associated works (retrospective)
<b>Location:</b>	UNIT 4, GWAUN ELAI PAVILLIONS, LLANTRISANT, PONTYCLUN
<hr/>	
<b>22/1419/10</b>	Decision Date: 02/10/2023
<b>Proposal:</b>	Proposed erection of a plant room and associated works (retrospective)
<b>Location:</b>	UNIT 3, GWAUN ELAI PAVILLIONS, LLANTRISANT, PONT-Y-CLUN
<hr/>	
<b>22/1438/10</b>	Decision Date: 05/01/2023
<b>Proposal:</b>	Two storey side extension, vehicle crossover to separate garden with new parking space
<b>Location:</b>	52 CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DH
<hr/>	
<b>22/1463/01</b>	Decision Date: 02/10/2023
<b>Proposal:</b>	1 No high level illuminated 'NEXT' letters & 1 No low level non-illuminated 'NEXT' letters
<b>Location:</b>	UNIT 6 NEXT RETAIL LTD, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8SY
<hr/>	
<b>22/1485/10</b>	Decision Date: 16/02/2023
<b>Proposal:</b>	Erection of a substation, eight ultra-rapid electric vehicle charge points and associated electrical equipment.
<b>Location:</b>	CAR PARK NEXT TO GLAM VALE RETAIL PARK, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN
<hr/>	
<b>22/1491/30</b>	Decision Date: 23/02/2023
<b>Proposal:</b>	Storage for agricultural vehicles and winter feed
<b>Location:</b>	LAND AT ERW HIR FARM, CROSS INN, LLANTRISANT, CF72 8AZ
<hr/>	
<b>22/1494/10</b>	Decision Date: 20/02/2023
<b>Proposal:</b>	Change of use from dwelling to a sandwich/coffee shop (Use Class A1) on ground floor and 2 no. bed flat at first floor.
<b>Location:</b>	71 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AE
<hr/>	
<b>23/0025/10</b>	Decision Date: 20/02/2023
<b>Proposal:</b>	Single rear extension, first floor extension above existing single storey
<b>Location:</b>	BROOK HOUSE, RHIWSAESON ROAD, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8NZ
<hr/>	
<b>23/0049/10</b>	Decision Date: 22/03/2023
<b>Proposal:</b>	Removal of mono pitch roof, two storey extensions with dormer loft conversion to rear, single storey rear extension, new porch to front
<b>Location:</b>	SILVERDALE, DAN-Y-FELIN, LLANTRISANT, PONTYCLUN, CF72 8EH
<hr/>	
<b>23/0076/10</b>	Decision Date: 27/02/2023
<b>Proposal:</b>	Removal of existing garage and build side extension linking to the existing conservatory with new frames and glass roof
<b>Location:</b>	5 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF

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**Llantrisant and Talbot Green**

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<b>23/0087/10</b>	Decision Date: 23/03/2023
<b>Proposal:</b>	Single storey rear extension, double storey side extension, loft conversion to extend into new double storey side extension
<b>Location:</b>	GELLIWION, 42 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

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<b>23/0117/10</b>	Decision Date: 03/03/2023
<b>Proposal:</b>	Single storey double garage attached to the house
<b>Location:</b>	4 BELVOIR COURT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BJ

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<b>23/0130/09</b>	Decision Date: 20/02/2023
<b>Proposal:</b>	Single storey rear extension.
<b>Location:</b>	33 HIGHDALE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QE

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<b>23/0257/10</b>	Decision Date: 13/04/2023
<b>Proposal:</b>	Two storey rear and side extension including a cantilever to allow for a walkway to the rear.
<b>Location:</b>	SUMMERFIELD, 61 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

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<b>23/0370/10</b>	Decision Date: 04/05/2023
<b>Proposal:</b>	Two storey extension to the rear & side of property with a front porch.
<b>Location:</b>	68 DAN CAERLAN, LLANTRISANT, PONTYCLUN, CF72 8HD

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<b>23/0372/10</b>	Decision Date: 14/07/2023
<b>Proposal:</b>	Ground floor rear extension, side/rear double storey extension.
<b>Location:</b>	GELLIWION, 42 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

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<b>23/0382/10</b>	Decision Date: 15/06/2023
<b>Proposal:</b>	Two storey rear extension, front porch, side parking bay / hardstand
<b>Location:</b>	CLYTHA, 31 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

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<b>23/0415/09</b>	Decision Date: 12/06/2023
<b>Proposal:</b>	Proposed side extension to property to provide toilet & utility plus small porch
<b>Location:</b>	32 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

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<b>23/0417/13</b>	Decision Date: 11/08/2023
<b>Proposal:</b>	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
<b>Location:</b>	LAND BETWEEN SILVERDALE AND SCHOOL STREET, LLANTRISANT, PONT-Y-CLUN, CF

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<b>23/0474/10</b>	Decision Date: 30/05/2023
<b>Proposal:</b>	Double storey rear extension & downsizing of front & rear windows
<b>Location:</b>	3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW

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**Llantrisant and Talbot Green**

<b>23/0555/10</b>	Decision Date: 01/08/2023
<b>Proposal:</b>	Change of use from Class A1 shop to Class D2 leisure
<b>Location:</b>	UNIT 12 JD SPORTS, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW
<b>23/0556/10</b>	Decision Date: 26/07/2023
<b>Proposal:</b>	Single storey side / rear extension
<b>Location:</b>	7 TALBOT CLOSE, LLANTRISANT, PONTYCLUN, CF72 8AS
<b>23/0595/10</b>	Decision Date: 03/08/2023
<b>Proposal:</b>	First floor side extension and porch
<b>Location:</b>	38 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF
<b>23/0652/10</b>	Decision Date: 15/08/2023
<b>Proposal:</b>	New 1800mm high bin store with lockable gates
<b>Location:</b>	TALBOT ARMS PUBLIC HOUSE, 1-3 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AD
<b>23/0722/10</b>	Decision Date: 17/08/2023
<b>Proposal:</b>	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.
<b>Location:</b>	16 PINWOOD HILL, TALBOT GREEN, PONTYCLUN, CF72 8JE
<b>23/0848/01</b>	Decision Date: 17/08/2023
<b>Proposal:</b>	Erection of a retail concession pod and associated signage (advertisement consent)
<b>Location:</b>	LAND SOUTH OF A473, TALBOT GREEN, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8XU
<b>23/0849/10</b>	Decision Date: 17/08/2023
<b>Proposal:</b>	Erection of a retail concession pod and associated signage
<b>Location:</b>	LAND SOUTH OF A473, TALBOT GREEN, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8XU
<b>23/0878/10</b>	Decision Date: 04/09/2023
<b>Proposal:</b>	Proposed two storey extension. (Amended Location Plan received 25/08/2023)
<b>Location:</b>	1 CAE RHYS, CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DH
<b>23/0943/10</b>	Decision Date: 02/10/2023
<b>Proposal:</b>	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
<b>Location:</b>	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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**25/09/2022 and 06/10/2023**

**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 handing area, new access bridge  
**Location:** CWM FIELDS, BEDDAU
-

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**25/09/2022 and 06/10/2023**

**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**

- 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

**Llwyn-y-pia**

- 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
- 
- 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
- 
- 22/1479/13** Decision Date: 10/08/2023  
**Proposal:** Split level detached dwelling (Outline).  
**Location:** 32 AMELIA TERRACE, LLWYNYPIA, TONYPANDY, CF40 2HR
- 
- 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**

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<b>22/1159/10</b>	Decision Date: 11/11/2022
<b>Proposal:</b>	Change of use of first floor from storage area to a one bedroom residential flat.
<b>Location:</b>	STARDUST, 21B OXFORD STREET, MOUNTAIN ASH, CF45 3PG

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<b>22/1187/15</b>	Decision Date: 23/12/2022
<b>Proposal:</b>	Removal of Condition 3 extra parking space of previously approved application (22/0545/10)
<b>Location:</b>	9 ABER-FFRWD ROAD, MOUNTAIN ASH, CF45 4AR

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<b>22/1210/10</b>	Decision Date: 08/12/2022
<b>Proposal:</b>	Change of use from barbers to dog grooming parlour
<b>Location:</b>	36 OXFORD STREET, MOUNTAIN ASH, CF45 3HB

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<b>22/1216/10</b>	Decision Date: 27/10/2022
<b>Proposal:</b>	Two storey rear extension.
<b>Location:</b>	EAST LODGE, MILL ROAD, CWMPENNAR, MOUNTAIN ASH, CF45 4DH

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<b>22/1289/10</b>	Decision Date: 05/01/2023
<b>Proposal:</b>	Single storey side extension
<b>Location:</b>	60 ALLEN STREET, MOUNTAIN ASH, CF45 4BB

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<b>22/1380/10</b>	Decision Date: 17/01/2023
<b>Proposal:</b>	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.
<b>Location:</b>	4 HAMILTON STREET, MOUNTAIN ASH, CF45 3RH

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<b>22/1406/01</b>	Decision Date: 06/01/2023
<b>Proposal:</b>	Erection of 4no. advertising signs on roundabout.
<b>Location:</b>	ROUNABOUT ON A4059, YSBYTY CWM CYNON HOSPITAL, MOUNTAIN ASH, CF45 4BZ

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<b>22/1452/10</b>	Decision Date: 28/02/2023
<b>Proposal:</b>	Demolition of existing garage and replacement with double garage, construction of gabion basket retaining wall and decking.
<b>Location:</b>	2 WOODSIDE BUNGALOWS, JOHN STREET, MOUNTAIN ASH, CF45 4HN

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<b>23/0032/10</b>	Decision Date: 09/03/2023
<b>Proposal:</b>	Double storey side and rear extension, balcony and sliding doors to the side elevation, replacement windows throughout.
<b>Location:</b>	GLANPENNAR HOUSE, THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DT

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<b>23/0275/10</b>	Decision Date: 14/08/2023
<b>Proposal:</b>	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.
<b>Location:</b>	LAND AT CWM CYNON BUSINESS PARK, NEW ROAD, MOUNTAIN ASH, CF45 4ER

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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**

**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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**25/09/2022 and 06/10/2023**

**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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**25/09/2022 and 06/10/2023**

**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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Report for Development Control Planning Committee**

**25/09/2022 and 06/10/2023**

**Pentre**

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**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

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**23/0034/10** Decision Date: 20/02/2023  
**Proposal:** Two storey rear extension  
**Location:** 7 GRIFFITH STREET, PENTRE, CF41 7JF

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**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

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**23/0409/10** Decision Date: 18/05/2023  
**Proposal:** Rear extension  
**Location:** 5 VICTORIA STREET, TONPENTRE, PENTRE, CF41 7AP

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**23/0537/10** Decision Date: 13/06/2023  
**Proposal:** Single storey rear extension.  
**Location:** 33 WHITEFIELD STREET, TONPENTRE, PENTRE, CF41 7AR

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**23/1016/10** Decision Date: 02/10/2023  
**Proposal:** Single storey rear extension  
**Location:** 11 WHITEFIELD STREET, TONPENTRE, PENTRE, CF41 7AR

**Pontyclun Central**

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**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

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**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

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**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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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Report for Development Control Planning Committee**

**25/09/2022 and 06/10/2023**

**Pontyclun Central**

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<b>22/1204/10</b>	Decision Date: 22/09/2023
<b>Proposal:</b>	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)
<b>Location:</b>	PONTYCLUN FIRE STATION, LLANTRISANT ROAD, PONTYCLUN, CF72 9DR

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<b>22/1373/10</b>	Decision Date: 01/02/2023
<b>Proposal:</b>	Retention of shed/summerhouse and garden extension
<b>Location:</b>	28A MANOR HILL, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8JP

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<b>22/1442/10</b>	Decision Date: 05/06/2023
<b>Proposal:</b>	Parking area and store room
<b>Location:</b>	58 HEOL MISKIN, PONTYCLUN, CF72 9AL

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<b>23/0010/10</b>	Decision Date: 02/02/2023
<b>Proposal:</b>	Garden room to the rear of the garage.
<b>Location:</b>	10 DELFRYN, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8SS

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<b>23/0077/10</b>	Decision Date: 03/03/2023
<b>Proposal:</b>	Proposed extension over existing garage to provide additional bedroom / office and garage conversion to form playroom.
<b>Location:</b>	THORNCLIFF, 15 BEECHLEA CLOSE, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8PT

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<b>23/0088/10</b>	Decision Date: 03/03/2023
<b>Proposal:</b>	Extension to rear and gable.
<b>Location:</b>	32 BRYNAMLWG, PONT-Y-CLUN, PONTYCLUN, CF72 9AU

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<b>23/0128/10</b>	Decision Date: 17/04/2023
<b>Proposal:</b>	Rear single storey extension
<b>Location:</b>	2 LEWIS STREET, PONT-Y-CLUN, PONTYCLUN, CF72 9AD

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<b>23/0131/15</b>	Decision Date: 07/07/2023
<b>Proposal:</b>	Variation of condition 2 to allow dwellings to be re-positioned. (Revised address and highway plan received 29/03/23)
<b>Location:</b>	LAND ADJACENT TO 8 RAILWAY TERRACE, TALBOT GREEN, PONTYCLUN, CF72 8HP

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<b>23/0211/10</b>	Decision Date: 03/05/2023
<b>Proposal:</b>	Construction of a steel framed canopy over part of rear yard, to include solar panels and removal/replacement of conifer hedge
<b>Location:</b>	CONCRETE CANVAS LTD, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8UU

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<b>23/0259/10</b>	Decision Date: 12/04/2023
<b>Proposal:</b>	First floor side extension over existing with associated alterations.
<b>Location:</b>	72 HEOL-Y-COED, PONT-Y-CLUN, PONTYCLUN, CF72 9AT

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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**

**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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**Pontyclun West**

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<b>22/0998/10</b>	Decision Date: 28/06/2023
<b>Proposal:</b>	Two storey extension to rear annex
<b>Location:</b>	12 STATION TERRACE, PONTYCLUN, CF72 9ES

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<b>22/1086/10</b>	Decision Date: 02/11/2022
<b>Proposal:</b>	First floor side extension above garage
<b>Location:</b>	SARUM LODGE, ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH

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<b>22/1117/10</b>	Decision Date: 17/11/2022
<b>Proposal:</b>	Garage conversion and single storey side / rear extension.
<b>Location:</b>	4 MEADOW DRIVE, TYLA GARW, PONT-Y-CLUN, PONTYCLUN, CF72 9FR

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<b>22/1195/10</b>	Decision Date: 30/11/2022
<b>Proposal:</b>	Single storey rear extension
<b>Location:</b>	22 RHYD-Y-NANT, PONT-Y-CLUN, PONTYCLUN, CF72 9HE

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<b>22/1239/10</b>	Decision Date: 28/11/2022
<b>Proposal:</b>	Roof conversion including flat roofed dormer extension, ground floor extension, demolition of garage/workshop to form new garage/workshop with hobby room over.
<b>Location:</b>	8 STATION TERRACE, PONTYCLUN, CF72 9ES

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<b>22/1326/10</b>	Decision Date: 13/12/2022
<b>Proposal:</b>	Single-storey rear extension, finished in smooth render.
<b>Location:</b>	60 COED MIERI, TYLA GARW, PONT-Y-CLUN, PONTYCLUN, CF72 9UW

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<b>23/0305/10</b>	Decision Date: 27/06/2023
<b>Proposal:</b>	Demolition of existing outbuilding and erection of a new outbuilding. (Nesting Bird Survey received 19/06/23)
<b>Location:</b>	RHYDHALOG FARM, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9JU

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<b>23/0406/09</b>	Decision Date: 23/06/2023
<b>Proposal:</b>	Additional unit
<b>Location:</b>	INNOVATION CENTRE, ELY VALLEY INDUSTRIAL ESTATE, STATION TERRACE, PONT-Y-CLUN, PONTYCLUN, CF72 9DZ

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<b>23/0431/10</b>	Decision Date: 07/07/2023
<b>Proposal:</b>	Change of use from offices (B1) to a barber shop (A1)
<b>Location:</b>	SOUTHGATE VAUXHALL GARAGE, 38 COWBRIDGE ROAD, PONT-Y-CLUN, PONTYCLUN, CF72 9EE

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<b>23/0462/10</b>	Decision Date: 17/07/2023
<b>Proposal:</b>	New 150 seater grandstand
<b>Location:</b>	IVOR PARK FOOTBALL PITCH, COWBRIDGE ROAD, BRYNSADLER, PONT-Y-CLUN

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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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<b>22/1219/10</b>	Decision Date: 29/11/2022
<b>Proposal:</b>	Single storey rear extension (side return), associated works
<b>Location:</b>	21 TYFICA ROAD, PONTYPRIDD, CF37 2DA

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<b>22/1241/10</b>	Decision Date: 13/12/2022
<b>Proposal:</b>	Proposed dormers to front and rear elevations.
<b>Location:</b>	3 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

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<b>22/1271/10</b>	Decision Date: 11/01/2023
<b>Proposal:</b>	Single storey flat roof extension to rear
<b>Location:</b>	5 HEOL-Y-DERI, GRAIGWEN, PONTYPRIDD, CF37 2ED

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<b>22/1403/10</b>	Decision Date: 17/01/2023
<b>Proposal:</b>	Change front garden to parking space, dropped kerb to front of property
<b>Location:</b>	54 BERW ROAD, PONTYPRIDD, CF37 2AA

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<b>22/1466/10</b>	Decision Date: 13/06/2023
<b>Proposal:</b>	Change of use from offices to 4 no. residential flats (Amended plans received 01/03/23 and 29/03/23 and 05/06/23)
<b>Location:</b>	N R B PROPERTIES LTD, 16 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW

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<b>22/1495/12</b>	Decision Date: 03/05/2023
<b>Proposal:</b>	Proposed office intervention within a model mezzanine floor.
<b>Location:</b>	EGLWYSBACH SURGERY, BERW ROAD, PONTYPRIDD, CF37 2AA

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<b>23/0001/10</b>	Decision Date: 13/03/2023
<b>Proposal:</b>	Demolish conservatory and construct a single storey flat roof extension to rear
<b>Location:</b>	12 PRIORY CLOSE, GRAIG-WEN, PONTYPRIDD, CF37 2ER

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<b>23/0029/12</b>	Decision Date: 13/04/2023
<b>Proposal:</b>	Replacement of lighting to energy efficient LED lighting
<b>Location:</b>	LLOYDS TSB, 4A MARKET STREET, PONTYPRIDD, CF37 2TF

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<b>23/0334/10</b>	Decision Date: 16/05/2023
<b>Proposal:</b>	Loft conversion with dormer extensions.
<b>Location:</b>	18 NUNS CRESCENT, GRAIG-WEN, PONTYPRIDD, CF37 2EW

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<b>23/0481/10</b>	Decision Date: 28/06/2023
<b>Proposal:</b>	First floor rear extension over kitchen
<b>Location:</b>	75 BERW ROAD, PONTYPRIDD, CF37 2AB

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**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

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**23/0646/10** Decision Date: 26/07/2023  
**Proposal:** Proposed two storey rear extension.  
**Location:** BELLHAMPTON, 63 TYFICA ROAD, PONTYPRIDD, CF37 2DB

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**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

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**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

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**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

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**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**

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**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

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**22/1108/10** Decision Date: 02/11/2022  
**Proposal:** Proposed garage.  
**Location:** 16 WAYNE STREET, PORTH, CF39 0BT

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**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**

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**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

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**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

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**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

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**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

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**23/0173/10** Decision Date: 15/03/2023  
**Proposal:** Two storey side extension, partial basement garage  
**Location:** 6 ORCHARD CLOSE, PORTH, CF39 9UD

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**23/0619/10** Decision Date: 04/08/2023  
**Proposal:** Extension to food store  
**Location:** FARMFOODS SUPERSTORE, CYMMER ROAD, DINAS, PORTH, CF39 9BL

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**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**

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**22/0869/10** Decision Date: 30/09/2022  
**Proposal:** Single storey rear extension.  
**Location:** 1 YNYS TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5NY

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**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**

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- 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
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- 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**

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**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

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**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**

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**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

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**22/0933/09** Decision Date: 29/09/2022  
**Proposal:** Single storey rear extension.  
**Location:** 29 THE RISE, TON-TEG, PONTYPRIDD, CF38 1UY

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**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

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**22/1027/10** Decision Date: 25/10/2022  
**Proposal:** Statue of remembrance  
**Location:** LAND OPPOSITE MADISON HOUSE, MAIN ROAD, TONTEG

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**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

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**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

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**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**

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<b>22/1138/15</b>	Decision Date: 17/07/2023
<b>Proposal:</b>	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.
<b>Location:</b>	LAND TO THE EAST OF MILL STREET, TONYREFAIL

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<b>22/1202/10</b>	Decision Date: 15/12/2022
<b>Proposal:</b>	Erection of a permanent rural workers dwelling and associated garden
<b>Location:</b>	EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, CF72 8LQ

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<b>22/1262/10</b>	Decision Date: 10/01/2023
<b>Proposal:</b>	Orangery to front elevation.
<b>Location:</b>	19 MAES-Y-BRYN, TONYREFAIL, PORTH, CF39 8LA

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<b>22/1327/09</b>	Decision Date: 16/11/2022
<b>Proposal:</b>	Orangery to rear of the property
<b>Location:</b>	33 GWERN HEULOG, TONYREFAIL, PORTH, CF39 8BJ

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<b>22/1390/16</b>	Decision Date: 05/01/2023
<b>Proposal:</b>	Variation of Condition 1 - approved plans (22/0085/16)
<b>Location:</b>	PLOT C5 COED ELY STRATEGIC EMPLOYMENT SITE, ELY VALLEY ROAD, COED-ELY, TONYREFAIL

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<b>22/1399/10</b>	Decision Date: 28/04/2023
<b>Proposal:</b>	Shed (retrospective)
<b>Location:</b>	128 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GA

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<b>23/0089/10</b>	Decision Date: 06/03/2023
<b>Proposal:</b>	Single storey rear extension
<b>Location:</b>	68 TYLCHA FACH ESTATE, TONYREFAIL, PORTH, CF39 8BT

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<b>23/0092/10</b>	Decision Date: 07/03/2023
<b>Proposal:</b>	Two storey side extension and loft conversion
<b>Location:</b>	31 TYLCHA FACH ESTATE, TONYREFAIL, PORTH, CF39 8BX

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<b>23/0104/10</b>	Decision Date: 17/05/2023
<b>Proposal:</b>	Detached garage
<b>Location:</b>	THE STABLES, COLLENNA ROAD, TONYREFAIL

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<b>23/0227/10</b>	Decision Date: 11/04/2023
<b>Proposal:</b>	Two storey front / side extension, rear retaining wall.
<b>Location:</b>	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**

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<b>22/1277/10</b>	Decision Date: 20/12/2022
<b>Proposal:</b>	Change of use of ground floor from licensed premises (Use Class A3) to a two bedroom flat (Use Class C3).
<b>Location:</b>	THREE HORSE SHOES PUBLIC HOUSE, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HE

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<b>22/1290/10</b>	Decision Date: 10/01/2023
<b>Proposal:</b>	Timber frame car shelter and adjoining timber shed
<b>Location:</b>	TREVAUGHAN, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HL

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<b>22/1455/10</b>	Decision Date: 10/02/2023
<b>Proposal:</b>	Single storey rear extension
<b>Location:</b>	50 NANT EIRIN, TONYREFAIL, PORTH, CF39 8DP

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<b>22/1482/10</b>	Decision Date: 14/02/2023
<b>Proposal:</b>	First floor extension, remodelling of the internal layout.
<b>Location:</b>	7 OAKDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RS

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<b>23/0097/10</b>	Decision Date: 06/03/2023
<b>Proposal:</b>	Single storey side and rear extension.
<b>Location:</b>	1 ELY COURT, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EP

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<b>23/0136/10</b>	Decision Date: 28/04/2023
<b>Proposal:</b>	Single storey rear extension, new railed platform to side and rear.
<b>Location:</b>	26 PARC DAN Y BRYN, TONYREFAIL, PORTH, CF39 8JS

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<b>23/0148/10</b>	Decision Date: 11/04/2023
<b>Proposal:</b>	Timber frame car shelter
<b>Location:</b>	ROSE DENE, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HL

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<b>23/0254/10</b>	Decision Date: 04/04/2023
<b>Proposal:</b>	Proposed rear single storey extension.
<b>Location:</b>	112 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JT

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<b>23/0381/09</b>	Decision Date: 30/05/2023
<b>Proposal:</b>	Change of use from dwelling house (Class C3) to residential care home (Class C2) for up to 3 children
<b>Location:</b>	GWELFRYN, CAE'R GWERLAS, TONYREFAIL, PORTH, CF39 8HY

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<b>23/0580/10</b>	Decision Date: 07/08/2023
<b>Proposal:</b>	Dropped Kerb to allow vehicle access onto the property with white line.
<b>Location:</b>	42 TYNBYRN ROAD, TONYREFAIL, PORTH, CF39 8DA

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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**

**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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Report for Development Control Planning Committee**

**25/09/2022 and 06/10/2023**

**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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**Development Control : Delegated Decisions (Permissions) between:**

**Report for Development Control Planning Committee**

**25/09/2022 and 06/10/2023**

**Trealaw**

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<b>22/1325/10</b>	Decision Date: 13/12/2022
<b>Proposal:</b>	Two storey & single storey rear extension
<b>Location:</b>	94 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UF

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<b>22/1369/10</b>	Decision Date: 21/12/2022
<b>Proposal:</b>	Proposed single storey rear extension including excavation to existing rear garden.
<b>Location:</b>	15 PINWOOD DRIVE, TREALAW, TONYPANDY, CF40 2PY

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<b>22/1381/10</b>	Decision Date: 06/01/2023
<b>Proposal:</b>	Automated teller machine (Retrospective)
<b>Location:</b>	TREALAW CONVENIENCE STORE, 253 HEOL BRITHWEUNYDD, TREALAW, TONYPANDY, CF40 2NZ

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<b>22/1382/01</b>	Decision Date: 06/01/2023
<b>Proposal:</b>	Signage (Retrospective)
<b>Location:</b>	TREALAW CONVENIENCE STORE, 253-259 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2NZ

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<b>22/1408/23</b>	Decision Date: 02/02/2023
<b>Proposal:</b>	Prior Approval - Works to existing station platform and construction of new platform and footbridge
<b>Location:</b>	DINAS RHONDDA RAILWAY STATION, STATION ROAD, TREALAW, TONYPANDY, CF40 2PJ

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<b>23/0003/10</b>	Decision Date: 16/02/2023
<b>Proposal:</b>	Garage
<b>Location:</b>	317 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2NY

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<b>23/0053/10</b>	Decision Date: 07/06/2023
<b>Proposal:</b>	Side extension for additional workshop area
<b>Location:</b>	LASER MINI COACH AND MINI TRAVEL LTD, FOUNDRY ROAD INDUSTRIAL ESTATE, FOUNDRY ROAD, TREALAW, TONYPANDY, CF40 2XD

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<b>23/0103/10</b>	Decision Date: 19/04/2023
<b>Proposal:</b>	Two storey full width extension and detached garage
<b>Location:</b>	6 BRYNTEG TERRACE, TREALAW, TONYPANDY, CF40 2PD

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<b>23/0176/23</b>	Decision Date: 12/05/2023
<b>Proposal:</b>	Prior Approval - Proposed temporary access.
<b>Location:</b>	LAND AT DINAS RHONDDA RAILWAY STATION, STATION ROAD, TREALAW, TONYPANDY, CF40 2PJ

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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**

**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

**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**

**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
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- 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
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**Treherbert**

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- 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
-



**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**

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<b>22/1100/15</b>	Decision Date: 08/02/2023
<b>Proposal:</b>	Variation of condition 1 of planning permission 16/0660/10 to extend start date by two years. (Updated PEA received 21/12/2022)
<b>Location:</b>	LAND TO THE REAR OF DELWEN TERRACE, BLAENCWM, TREORCHY, CF42 5ED

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<b>22/1231/10</b>	Decision Date: 05/12/2022
<b>Proposal:</b>	Demolition of rear garage and construction of 1 bed flat (Re-submission of 22/0235/10).
<b>Location:</b>	150 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE

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<b>22/1236/10</b>	Decision Date: 09/12/2022
<b>Proposal:</b>	Change of use of former bakery (Use class A1) to café serving hot and cold food for takeaway or seated (Use class A3).
<b>Location:</b>	17 WYNDHAM STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5BS

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<b>22/1292/10</b>	Decision Date: 08/12/2022
<b>Proposal:</b>	First floor rear extension.
<b>Location:</b>	14 WINDSOR STREET, TREHERBERT, TREORCHY, CF42 5LH

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<b>22/1425/23</b>	Decision Date: 13/02/2023
<b>Proposal:</b>	Prior Approval - Development of modifications and widening of the existing platform at Treherbert Station.
<b>Location:</b>	TREHERBERT RAILWAY STATION, STATION TERRACE, TREHERBERT, TREORCHY, CF42 5HU

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<b>23/0321/10</b>	Decision Date: 22/09/2023
<b>Proposal:</b>	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)
<b>Location:</b>	FOREST VIEW, BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AW

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<b>23/0456/23</b>	Decision Date: 10/07/2023
<b>Proposal:</b>	Prior approval - creation of 2no. new cleaning platforms and associated access footpath.
<b>Location:</b>	LAND AT TREHERBERT RAILWAY STATION, STATION TERRACE, TREHERBERT, TREORCHY, CF42 5HU

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<b>23/0508/10</b>	Decision Date: 21/07/2023
<b>Proposal:</b>	Forest track diversion
<b>Location:</b>	BWLCH FOREST TRACK BETWEEN BLAENGWYNFI AND TREORCHY

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<b>23/0558/10</b>	Decision Date: 03/07/2023
<b>Proposal:</b>	Two storey extension
<b>Location:</b>	5 BLAEN-Y-CWM TERRACE, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5ND

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<b>23/0857/10</b>	Decision Date: 25/08/2023
<b>Proposal:</b>	Proposed formation of patio and replacement of emergency exit stairs to the rear.
<b>Location:</b>	133 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

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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**

**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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**25/09/2022 and 06/10/2023**

**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**  
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**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

**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**

**Tylorstown and Ynyshir**

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<b>22/1119/10</b>	Decision Date: 18/11/2022
<b>Proposal:</b>	Demolition of existing single storey extension and rebuilding double storey rear extension.
<b>Location:</b>	5 WESTON TERRACE, YNYS-HIR, PORTH, CF39 0ER

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<b>22/1183/10</b>	Decision Date: 18/11/2022
<b>Proposal:</b>	Remove rear extensions and replace with new two storey extension.
<b>Location:</b>	27 THE AVENUE, PONT-Y-GWAITH, FERNDALE, CF43 3LN

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<b>22/1250/10</b>	Decision Date: 03/01/2023
<b>Proposal:</b>	Erection of a single-storey garden outbuilding to the rear
<b>Location:</b>	TY MORIO, FENWICK STREET, PONT-Y-GWAITH, FERNDALE, CF43 3LW

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<b>22/1402/19</b>	Decision Date: 06/03/2023
<b>Proposal:</b>	Tree maintenance to prevent risk of failure
<b>Location:</b>	RIVERSIDE BUNGALOW, Y MAENDY, YNYS-HIR, PORTH, CF39 0AS

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<b>23/0101/13</b>	Decision Date: 15/09/2023
<b>Proposal:</b>	Outline Planning Permission with all matters reserved for Two detached 4 bedroom dwellings. (Ecological Appraisal received 08/07/23)
<b>Location:</b>	LAND AT 33 - 36 BRYNHEULOG TERRACE, TYLORSTOWN, FERNDALE

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<b>23/0213/10</b>	Decision Date: 24/03/2023
<b>Proposal:</b>	Proposed three storey extension.
<b>Location:</b>	38 HENDREFADOG STREET, TYLORSTOWN, FERNDALE, CF43 3DG

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<b>23/0273/10</b>	Decision Date: 16/05/2023
<b>Proposal:</b>	Proposed construction of a single domestic garage
<b>Location:</b>	LAND OPPOSITE 28 STANDARD TERRACE, YNYS-HIR, PORTH, CF39 0HG

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<b>23/0274/10</b>	Decision Date: 20/04/2023
<b>Proposal:</b>	Proposed ground floor infill and first floor rear extensions.
<b>Location:</b>	45 WILLIAM STREET, YNYS-HIR, PORTH, CF39 0EY

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<b>23/0418/10</b>	Decision Date: 25/05/2023
<b>Proposal:</b>	Proposed conservatory to rear of property
<b>Location:</b>	RIVERSIDE BUNGALOW, Y MAENDY, YNYS-HIR, PORTH, CF39 0AS

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<b>23/0614/10</b>	Decision Date: 17/08/2023
<b>Proposal:</b>	Garage
<b>Location:</b>	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

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

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**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

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**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

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**Ystrad**

**22/0832/10** Decision Date: 03/11/2022

**Proposal:** Mobility store for 2 scooters

**Location:** FOOTPATH SIDE OF 59 NEBO ESTATE, YSTRAD, PENTRE

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**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 GELLIGALD ROAD, YSTRAD, PENTRE, CF41 7RQ

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**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

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**22/1141/10** Decision Date: 16/11/2022

**Proposal:** Three storey rear extension

**Location:** 223 TYNTYLA ROAD, YSTRAD, PENTRE, CF41 7SG

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**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

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**23/0012/10** Decision Date: 07/03/2023

**Proposal:** Sun lounge to rear

**Location:** 8 OAKLANDS DRIVE, PENTRE, CF41 7QW

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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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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**25/09/2022 and 06/10/2023**

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**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

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**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

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**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

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**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 GELYNOG YARD BUS DEPOT, CASTELLAU ROAD, BEDDAU

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Total Number of Delegated decisions is 777

**Report for Development Control Planning Committee**

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**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.

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**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.

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Total Number of Delegated decisions is 2

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