



PLANNING & DEVELOPMENT COMMITTEE

6 AUGUST 2020

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 06/07/2020 – 17/07/2020

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

2. RECOMMENDATION

That Members note the information.

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

PLANNING & DEVELOPMENT COMMITTEE

06 AUGUST 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

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

OFFICER TO CONTACT

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

See Relevant Application File



RHONDDA CYNON TAF

APPEALS RECEIVED

APPLICATION NO: 19/1156
APPEAL REF: D/20/3253005
APPLICANT: Mr K Gregory
DEVELOPMENT: Raised terrace to front of Dwellinghouse
LOCATION: 27 DANYCOED, YSTRAD, PENTRE, CF41 7SL
APPEAL RECEIVED: 23/05/2020
APPEAL START DATE: 15/07/2020

APPLICATION NO: 20/0220
APPEAL REF: D/20/3254513
APPLICANT: Mr D Rowley
DEVELOPMENT: Vehicle access.
LOCATION: 26 RAYMOND TERRACE, TREForest, PONTYPRIDD, CF37 1ST
APPEAL RECEIVED: 06/07/2020
APPEAL START DATE: 06/07/2020

APPLICATION NO: 20/0229
APPEAL REF: D/20/3254774
APPLICANT: Mr D Turner
DEVELOPMENT: Detached double garage (retrospective).
LOCATION: 2 YNYSMAERDY TERRACE, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LG
APPEAL RECEIVED: 09/07/2020
APPEAL START DATE: 09/07/2020

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

20/0260/19 Decision Date: 07/07/2020
Proposal: Removal of oak tree (T3) (Tree report received 28/05/2020).

Location: SWN YR AFON, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

Aberdare East

20/0370/10 Decision Date: 07/07/2020
Proposal: Proposed two storey extension at rear.

Location: 10 UNITY STREET, ABERDARE, CF44 7PN

Penrhiwceiber

20/0372/10 Decision Date: 16/07/2020
Proposal: Proposed single storey extension.

Location: BRYN HERMON, PENYBRYN ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SJ

Abercynon

20/0323/10 Decision Date: 14/07/2020
Proposal: Single storey rear extension with terrace.

Location: FARMHOUSE, PEN Y PARC FARM, ROAD TO PENTWYN UCHAF FARM, YNYSYBWL, PONTYPRIDD, CF37 3NA

Aberaman North

20/0443/10 Decision Date: 07/07/2020
Proposal: Proposed extension to rear at first floor over existing lean to extension.

Location: 98 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6TR

20/0484/10 Decision Date: 16/07/2020
Proposal: Rear first floor extension.

Location: 81 BROOK STREET, ABERAMAN, ABERDARE, CF44 6YD

Report for Development Control Planning Committee

Aberaman South

20/0471/10 Decision Date: 09/07/2020
Proposal: Proposed change of use and conversion of ground floor shop and first floor flat to a 3 bedroom dwelling.
Location: 98 JOHN STREET, ABERCWMBOI, ABERDARE, CF44 6BN

20/0547/09 Decision Date: 16/07/2020
Proposal: Certificate of lawful development for the insertion of rooflights to the front and rear elevations.
Location: FIELD VIEW, 34 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

Treorchy

20/0356/10 Decision Date: 10/07/2020
Proposal: Ground floor rear extension.
Location: 13 HERBERT STREET, TREORCHY, CF42 6AW

Pentre

20/0455/10 Decision Date: 17/07/2020
Proposal: Two-storey rear extension.
Location: 9 TON ROW, TON PENTRE, PENTRE, CF41 7AN

Trealaw

20/0461/10 Decision Date: 16/07/2020
Proposal: First floor rear extension.
Location: 27 CHARLES STREET, TREALAW, TONYPANDY, CF40 2UN

Ynyshir

20/0041/10 Decision Date: 06/07/2020
Proposal: Proposed garage.
Location: LAND OPPOSITE 44, 45 & 46 STANDARD VIEW TO YNYSHIR ROAD, WATTSTOWN, PORTH

Tylorstown

20/0304/10 Decision Date: 16/07/2020
Proposal: Proposed erection of a detached garage and change of use of land to extend garden curtilage.
Location: LAND ADJOINING 11 MARGARET STREET, PONTYGWAITH, FERNDAL, CF43 3EH

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

06/07/2020 and 17/07/2020

Report for Development Control Planning Committee

Ferndale

20/0338/10

Decision Date: 15/07/2020

Proposal: Retention of stable block and proposed footpath from highway to the stable block.

Location: LAND OPPOSITE 28 LONG ROW, BLAENLLECHAU, FERNDAL, CF43 4NP

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

06/07/2020 and 17/07/2020

Report for Development Control Planning Committee

Cilfynydd

20/0330/10 Decision Date: 09/07/2020
Proposal: Two storey rear and side extension.
Location: 40 BRYNDERWEN, CILFYNYDD, PONTYPRIDD, CF37 4EX

Rhondda

20/0439/09 Decision Date: 14/07/2020
Proposal: Loft conversion with rear flat roof dormer and front roof light.
Location: 57 MOUND ROAD, MAESYCOED, PONTYPRIDD, CF37 1EF

Treforest

20/0332/10 Decision Date: 16/07/2020
Proposal: Single storey garden room.
Location: 13 PRINCESS STREET, TREForest, PONTYPRIDD, CF37 1RY

Hawthorn

20/0277/10 Decision Date: 13/07/2020
Proposal: Two storey side and rear extensions.
Location: 96 YNYSLYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AR

20/0478/10 Decision Date: 09/07/2020
Proposal: Single storey rear extension.
Location: 42 EBENEZER STREET, RHYDYFELIN, PONTYPRIDD, CF37 5PB

Ffynon Taf

19/0965/19 Decision Date: 17/07/2020
Proposal: Removal of 1 no. Sycamore tree at the side of property.
Location: 22 PARC-Y-NANT, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TJ

20/0495/19 Decision Date: 07/07/2020
Proposal: Reduction in height of Oak (T1) by 2 metres, shaping of crown to 2 metres on northwestern side, crown raise over patio to 5 metres.
Location: 181 RHIW'R DDAR, TAFFS WELL, CF15 7PD

Report for Development Control Planning Committee

Llantwit Fardre

20/0216/10 Decision Date: 15/07/2020

Proposal: Single-storey glass canopy to the rear.

Location: 10 MALUS AVENUE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PZ

20/0435/10 Decision Date: 16/07/2020

Proposal: Two storey side extension and single storey rear extension.

Location: ESTAYNES, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EH

Church Village

20/0334/10 Decision Date: 09/07/2020

Proposal: Replacement Dwelling

Location: TY'R PERSON FARM, MAENDY ROAD, UPPER CHURCH VILLAGE, PONTYPRIDD, CF38 1EF

Tonteg

20/0177/10 Decision Date: 09/07/2020

Proposal: Two storey side extension and single storey front extension.

Location: 100 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EW

Tonyrefail West

20/0450/10 Decision Date: 13/07/2020

Proposal: Single storey rear extensions and construction of raised hardstanding to front of property.

Location: 5 GELLI-DEG, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DQ

Ty'n y Nant

20/0413/10 Decision Date: 08/07/2020

Proposal: Construction of a garage to side of property.

Location: 61 WOODLAND ROAD, BEDDAU, PONTYPRIDD, CF38 2DG

Town (Llantrisant)

20/0456/10 Decision Date: 16/07/2020

Proposal: Demolition of existing side garage and construction of a single storey side extension.

Location: 38 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF

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

06/07/2020 and 17/07/2020

Report for Development Control Planning Committee

Pontyclun

18/1199/10

Decision Date: 13/07/2020

Proposal:

Change of use from cricket pavilion to residential dwelling (amended plans received 28/11/2019).

Location:

PAVILION, COWBRIDGE ROAD, TALYGARN, PONTYCLUN

Llanharan

20/0497/10

Decision Date: 07/07/2020

Proposal:

Extending the existing veranda to the side (retrospective).

Location:

PRENDY, 10 OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72 9FB

20/0564/30

Decision Date: 15/07/2020

Proposal:

Prior approval for agricultural hay and straw storage building (Relating to prior notification ref 20/0382/30).

Location:

WHITEHALL FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9NH

Total Number of Delegated decisions is 31

Aberdare West/Llwydcoed

20/0410/13 Decision Date: 15/07/2020

Proposal: Outline planning for residential development off a private drive (re-submission of 20/0132/13).(Amended Ecology Survey rec. 11/06/2020)

Location: SWN YR AFON, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

Reason: 1 The proposal, by virtue of its scale, form and design, would be out of context with the local area. It would therefore have a detrimental impact upon the character and appearance of the site and surrounding area and would not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal, by virtue of its scale, form and design, would result in overdevelopment of the plot which would detrimentally impact upon the residential amenity of the adjacent neighbouring property. Furthermore, the application does not include site levels to enable a full assessment of this impact. The proposal would therefore not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Insufficient information has been received to fully assess the impact of the proposed development on protected trees within and adjacent to the site. The proposal therefore does not comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 10: Tree Preservation Orders.

Mountain Ash East

20/0498/19 Decision Date: 14/07/2020

Proposal: Removal of 3no. Oak Trees (T1, T2, T3). Planting of 3no. replacement Oak Trees on site and to open land to north-west.

Location: PLOT 3, NEW DEVELOPMENT, TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

Reason: 1 The Oak Trees (T1, T2 and T3) are not considered imminently dangerous and therefore their removal would not be reasonable or appropriate. Consequently, the application is contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note (TAN) 10.

Reason: 2 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on European Protected Species. As such the application would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The removal of the Oak Trees (T1, T2, T3) would be detrimental to the appearance of the site and surrounding area, through the reduction in local amenity that the loss of the trees would bring. In addition, it would result in a reduction of the wider designated area. Consequently, the application is considered not to comply with TAN 10 of Planning Policy Wales or Policies AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

Aberaman South

20/0396/10 Decision Date: 07/07/2020

Proposal: Two storey extension to the front of the property.

Location: 1 FORGE ROW, ABERAMAN, ABERDARE, CF44 6DR

Reason: 1 It is considered that the proposed extension, by virtue of its scale, massing and siting, would represent a visually incongruous form of development which would have a detrimental impact upon the character and appearance of the host dwelling and surrounding locality. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance: A Design Guide for Householder Development.

Rhydyfelin Central

20/0314/10 Decision Date: 07/07/2020

Proposal: Construction of 2 Bedroom Bungalow/Annex to rear of property with off road parking for two vehicles.

Location: 18 DYFFRYN GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5SA

Reason: 1 The proposed dwelling, by virtue of its siting, scale, design and subsequent sub-division of the plot would result in a detrimental visual impact on the character and appearance of the site and surrounding area. As such, the development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed dwelling and associated parking area, by virtue of their siting and scale, would be detrimental to the amenity of neighbouring occupiers. As such, the development would be contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed access to the developments off-street parking area would result in the creation of traffic hazards to the detriment of highway safety and the free flow of traffic. As such, the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and also the Council's Supplementary Planning Guidance relating to Access, Parking and Circulation Requirements.

Reason: 4 The proposed development would result in the creation of on-street parking demand to the detriment of highway safety and the free flow of traffic. As such, the development would be contrary to Policy AW5 and SSA13 of the Rhondda Cynon Taf Local Development Plan and also the Council's Supplementary Planning Guidance relating to Access, Parking and Circulation Requirements.
