



PLANNING & DEVELOPMENT COMMITTEE

18 OCTOBER 2018

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF THE SERVICE DIRECTOR, PLANNING

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 07/09/2018 and 05/10/2018.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
No Enforcement Delegated Decisions for this Committee.

2. RECOMMENDATION

That Members note the information.

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – September 2018

Cases

Received	30
Cases resolved	30 (67%)
Complainant acknowledged	75%
Site visit	97%
Case priority	0 (Priority 1) 11 (Priority 2) 19 (Priority 3)

Source

Anonymous	8
Councillor	5
Internal/pro-active	2
Public	14
AM/MP	1

Type

Advert	2	Breach of condition	3
Engineering operations	1	Listed Building	0
Change of use	4	Not in accordance	4
Householder	12	Operational development	1
TPO	0	Untidy land	3

Resolution

Remedied	17
No breach	12
Not expedient	0
Planning application submitted	1
Notice served	0

APPEALS RECEIVED

APPLICATION NO: 18/0145
APPEAL REF: A/18/3212341
APPLICANT: Mr Julio Era
DEVELOPMENT: Demolition of existing bungalow and erection of 2 no. pairs of semi-detached 3B/4B houses with double garage and new private access drive. (Outline Application) (amended site layout plans received 03/04/18).
LOCATION: **AMBLESIDE, HIRWAUN ROAD, HIRWAUN, ABERDARE, CF44 9HW**
APPEAL RECEIVED: 24/09/2018
APPEAL START DATE: 03/10/2018

APPLICATION NO: 18/0204
APPEAL REF: A/18/3212533
APPLICANT: Mr Andrew Smith
DEVELOPMENT: Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018)
LOCATION: **THE DRAGON INN (FORMERLY THE BRIDGE INN) & NO. 1 SARON STREET, TREFOREST, PONTYPRIDD, CF37 1TF**
APPEAL RECEIVED: 26/09/2018
APPEAL START DATE: 08/10/2018

APPLICATION NO: 18/0287
APPEAL REF: A/18/3212533
APPLICANT: Mr Andrew Smith
DEVELOPMENT: Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018) - Conservation Area Consent for Demolition.
LOCATION: **THE DRAGON INN & 1 SARON STREET, TREFOREST, PONTYPRIDD, CF37 1TF**
APPEAL RECEIVED: 26/09/2018
APPEAL START DATE: 08/10/2018

APPEAL DECISIONS RECEIVED

APPLICATION NO: 17/0569
APPEAL REF: A/18/3203162
APPLICANT: Mrs J A Morgan
DEVELOPMENT: Proposed erection of a two storey detached dwelling
(Amended Red Line Boundary plan rec. 10/11/17)
(Amended ownership certificate rec. 13/11/17).
LOCATION: LAND AT REAR OF NO'S 78-84 HIGH STREET,
TONYREFAIL
DECIDED: 18/12/2017
DECISION: Refused
APPEAL RECEIVED: 21/05/2018
APPEAL DECIDED: 04/10/2018
APPEAL DECISION: Dismissed

APPLICATION NO: 18/0257
APPEAL REF: A/18/3204129
APPLICANT: Mr Richard Bates
DEVELOPMENT: Proposed construction of a single domestic garage.
LOCATION: LAND OFF 38 DARRAN TERRACE, FERNDALE, CF43
4LG
DECIDED: 01/06/2018
DECISION: Refused
APPEAL RECEIVED: 01/06/2018
APPEAL DECIDED: 19/09/2018
APPEAL DECISION: Dismissed

APPLICATION NO: 18/0229
APPEAL REF: A/18/3204239
APPLICANT: Miss Emma Easter
DEVELOPMENT: Change of use from residential storage to sui generis (dog
grooming).
LOCATION: 12 CLYNGWYN ROAD, BLAENRHONDDA, TREORCHY,
CF42 5SL
DECIDED: 04/05/2018
DECISION: Refused
APPEAL RECEIVED: 04/06/2018
APPEAL DECIDED: 19/09/2018
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 18/0012
APPEAL REF: A/18/3205294
APPLICANT: Mr R Paul
DEVELOPMENT: Change of use from dwelling house (Class C3) to 7 bed House in Multiple Occupation (HMO).
LOCATION: 14 LLANTWIT ROAD, TREForest, PONTYPRIDD, CF37 1TR
DECIDED: 21/03/2018
DECISION: Refused
APPEAL RECEIVED: 19/06/2018
APPEAL DECIDED: 05/10/2018
APPEAL DECISION: Dismissed

APPLICATION NO: 18/0098
APPEAL REF: A/18/3205012
APPLICANT: Mrs Kathryn Chinnock
DEVELOPMENT: To use an existing outbuilding at the rear of the property to provide a part-time dog grooming business.
LOCATION: 4 JESTYN STREET, PORTH, CF39 0DN
DECIDED: 24/04/2018
DECISION: Refused
APPEAL RECEIVED: 21/06/2018
APPEAL DECIDED: 04/10/2018
APPEAL DECISION: Dismissed

APPLICATION NO: 18/0345
APPEAL REF: A/18/3205466
APPLICANT: Mr K McConnachie
DEVELOPMENT: Proposed change of use from C3 (dwelling) to C4 (HMO).
LOCATION: 43 TOWER STREET, TREForest, PONTYPRIDD, CF37 1NR
DECIDED: 06/06/2018
DECISION: Refused
APPEAL RECEIVED: 20/06/2018
APPEAL DECIDED: 08/10/2018
APPEAL DECISION: Dismissed

APPLICATION NO: 18/0039
APPEAL REF: A/18/3204835
APPLICANT: Mr Conway
DEVELOPMENT: Retrospective application to retain changes to previously approved planning consent 17/0836/10 to convert part of former public house into a three bedroom dwelling (to include construction of a two storey side extension).
LOCATION: FORMER BIRD IN HAND PUBLIC HOUSE, MONK

STREET, ABERDARE, CF44 7PA

DECIDED: 19/04/2018

DECISION: Granted with Conditions

APPEAL RECEIVED: 12/06/2018

APPEAL DECIDED: 05/10/2018

APPEAL DECISION: Dismissed

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

18 OCTOBER 2018

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

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

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 494758)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Rhigos

18/0717/10

Decision Date: 10/09/2018

Proposal: New fencing, access and car parking to existing industrial unit.

Location: UNIT E, 14TH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UP

18/0945/08

Decision Date: 26/09/2018

Proposal: Single storey rear extension.

Location: 29 HEOL ESGYN, RHIGOS, ABERDARE, CF44 9BX

Hirwaun

18/0271/01

Decision Date: 25/09/2018

Proposal: Proposed new signage

Location: 35A-36A HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW

18/0828/19

Decision Date: 24/09/2018

Proposal: Cynon Valley Borough Council TPO (1) - Felling of 6 Conifer trees (5 Larch and 1 Scots Pine). All trees are in a dangerous condition with raised root plates and leaning.

Location: LAND REAR OF 6 OAKBROOK DRIVE, HIRWAUN, ABERDARE, CF44 9QS

18/0866/10

Decision Date: 25/09/2018

Proposal: Construction of new canopy over existing car port canopy

Location: 25 GER Y MYNYDD, HIRWAUN, ABERDARE, CF44 9RD

Penywaun

18/0819/10

Decision Date: 13/09/2018

Proposal: Lift to side of existing hard standing

Location: 17 HEOL CARADOC, PENYWAUN, ABERDARE, CF44 9AU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

- 18/0784/10** Decision Date: 01/10/2018
Proposal: To install gas powered electrical generator of 1.5MW.
Location: ELECTRICITY SUB STATION 106M FROM PRYSMIAN LTD, 23M FROM UNNAMED ROAD, MEIRION STREET ROUNDABOUT TO HARRIET STREET ROUNDABOUT, ABERDARE
-
- 18/0788/01** Decision Date: 14/09/2018
Proposal: Roundabout advertising signage - signs placed at roundabout exits.
Location: ROUNDABOUT ON A4059, MEIRION STREET, TRECYNON, ABERDARE
-
- 18/0803/15** Decision Date: 10/09/2018
Proposal: Variation of condition 2 (approved plans to include omission of first floor extension) and removal of conditions 4 (materials/samples), 5 (floor levels), 6 (first floor glazing) 9 & 10 (landscaping) & 16 (cycle stands) of
Location: OASIS COMMUNITY CENTRE, HIRWAUN ROAD, TRECYNON, ABERDARE, CF44 8ED
-
- 18/0850/10** Decision Date: 04/10/2018
Proposal: One 4 bedroom detached dwelling.
Location: LAND AT WYBREN GOCH, PLAS-NEWYDD ISAF, LLWYDCOED, ABERDARE
-
- 18/0946/08** Decision Date: 25/09/2018
Proposal: External step lift & new steps.
Location: 19 FAIROAK CLOSE, CWMDARE, ABERDARE, CF44 8BT
-

Aberdare East

- 18/0894/10** Decision Date: 01/10/2018
Proposal: Proposed change of use from financial institution to residential use on the first and second floors.
Location: NATWEST, 26 VICTORIA SQUARE, ABERDARE, CF44 7LJ
-
- 18/0895/10** Decision Date: 01/10/2018
Proposal: Proposed change of use from financial institution to A3 use on the ground floor.
Location: NATWEST, 26 VICTORIA SQUARE, ABERDARE, CF44 7LJ
-
- 18/0906/10** Decision Date: 04/10/2018
Proposal: Extension to rear and side
Location: 20 THE GROVE, ABERDARE, CF44 7NA
-

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Cwmbach

18/0727/10 Decision Date: 05/10/2018

Proposal: Replace existing rear extension

Location: 18 BRYN GLAS, CWMBACH, ABERDARE, CF44 0LU

18/0783/10 Decision Date: 10/09/2018

Proposal: Proposed vehicle crossover and hard standing.

Location: 33 BRO DEG, CWMBACH, ABERDARE, CF44 0HA

Mountain Ash East

18/0684/10 Decision Date: 13/09/2018

Proposal: Proposed removal of an existing boiler and replacement with two dual fuel boilers using both natural gas for normal use and Class D oil as a 'back up' heating capacity during emergency situations. Works to include the

Location: YSBYTY CWM CYNON HOSPITAL, NEW ROAD, MOUNTAIN ASH, CF45 4BZ

18/0709/10 Decision Date: 14/09/2018

Proposal: Two dwellings and creation of a new vehicular access to the site.

Location: TY MAWR, ABER-FFRWD ROAD, MOUNTAIN ASH, CF45 4DD

Mountain Ash West

18/0918/08 Decision Date: 12/09/2018

Proposal: Single storey extension to north west elevation with existing pitched and flat roof extended.

Location: MOUNTAIN ASH DAY CENTRE, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

18/0963/10 Decision Date: 26/09/2018

Proposal: Single storey rear extension.

Location: 43 FOREST VIEW, MOUNTAIN ASH, CF45 3DU

Abercynon

18/0847/10 Decision Date: 20/09/2018

Proposal: Demolition of detached garage and construction of new integral garage and single storey extension.

Location: 1 KNIGHTS TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4UU

Ynysybwl

18/0827/10 Decision Date: 03/10/2018

Proposal: Double storey extension to side of property with additional off street parking.

Location: 24 HAFAN HEULOG, YNYSYBWL, PONTYPRIDD, CF37 3JJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Aberaman North

18/0844/10 Decision Date: 26/09/2018

Proposal: Proposed rear single storey extension.

Location: 9 DANYDERI STREET, GODREAMAN, ABERDAR, CF44 6EB

Aberaman South

18/0734/10 Decision Date: 27/09/2018

Proposal: Wood frame, Polycarbonate clad, Lean-to-shelter to rear of property.

Location: 27 NORTH VIEW TERRACE, ABERAMAN, ABERDARE, CF44 6BJ

Treorchy

18/0758/09 Decision Date: 11/09/2018

Proposal: Proposed rear single storey extension.

Location: 150 PARK ROAD, CWMPARC, TREORCHY, CF42 6LA

18/0770/10 Decision Date: 26/09/2018

Proposal: Single storey side and rear extensions.

Location: 62 CONWAY ROAD, CWMPARC, TREORCHY, CF42 6UR

18/0922/10 Decision Date: 02/10/2018

Proposal: Change of use from coach tour operator to dog grooming salon.

Location: RHONDDA COACH TRAVEL, 7 HIGH STREET, TREORCHY, CF42 6AE

Pentre

18/0829/10 Decision Date: 25/09/2018

Proposal: Proposed new vehicle hardstand and boundary fence.

Location: 31 BAILEY STREET, TON PENTRE, PENTRE, CF41 7EL

18/0846/10 Decision Date: 24/09/2018

Proposal: Proposed rear extension.

Location: 4 WYNDHAM STREET, TON PENTRE, PENTRE, CF41 7BA

Ystrad

18/0892/10 Decision Date: 21/09/2018

Proposal: Single storey extension

Location: 22 PRINCESS STREET, GELLI, PENTRE, CF41 7UF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Cwm Clydach

18/0802/10 Decision Date: 14/09/2018
Proposal: 1) Alteration to roof to allow existing bedroom to be accommodated at first floor level. 2) Refurbishment of garages.
Location: 8 GLYN TERRACE, CLYDACH, TONYPANDY, CF40 2EG

Porth

18/0849/10 Decision Date: 20/09/2018
Proposal: Two storey side extension and loft conversion.
Location: THE PRESBYTERY, TURBERVILLE ROAD, PORTH, CF39 0NF

Cymmer

18/0855/01 Decision Date: 21/09/2018
Proposal: Proposed new non-illuminated signage
Location: SPAR, CATHERINE CRESCENT, CYMMER, PORTH, CF39 9AW

Ynyshir

18/0769/10 Decision Date: 13/09/2018
Proposal: Proposed 2 no garages.
Location: LAND REAR OF 38-39 SOUTH STREET, YNYSHIR, PORTH

Tylorstown

18/0718/10 Decision Date: 10/09/2018
Proposal: Change of use of former Tylorstown Police Station to residential dwelling (Changes required to include ground floor extension together with pitch roof dormer extension to rear first floor).
Location: FORMER SOUTH WALES POLICE TYLORSTOWN STATION, 243 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3HG

Ferndale

18/0779/10 Decision Date: 17/09/2018
Proposal: Demolition of existing rear annexe and proposed new 2 storey extension to rear.
Location: 19 NORTH ROAD, FERNDALE, CF43 4PS

Maerdy

18/0864/10 Decision Date: 28/09/2018
Proposal: Construction of 14 residential refuse stores with environmental improvements to the front and environmental improvements including retaining walls to the rear gardens of Maerdy Road Flats
Location: MAERDY ROAD FLATS, MAERDY ROAD, MAERDY, CF43 4BU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Cilfynydd

18/0286/15 Decision Date: 27/09/2018

Proposal: Variation of Condition 1 of previously approved application 12/1165/15, to extend the period of time for the commencement of works.

Location: BODWENARTH BARNS, BODWENARTH FARM, CILFYNYDD, PONTYPRIDD, CF37 4DX

Glyncoch

18/0902/10 Decision Date: 02/10/2018

Proposal: Rear single storey extension and detached garage.

Location: CAE COED, ASHGROVE, GLYNCOCH, PONTYPRIDD, CF37 3DW

Town (Pontypridd)

18/0305/12 Decision Date: 18/09/2018

Proposal: Replace and install new fibre and copper cabling to provide connections to new BT Circuits and Cisco Wireless Access Points. Where possible existing cable management containment will be used within the

Location: NATWEST, 1-3 TAFF STREET, PONTYPRIDD, CF37 4UU

18/0659/01 Decision Date: 18/09/2018

Proposal: Proposed replacement signage scheme.

Location: NATWEST, 1-3 TAFF STREET, PONTYPRIDD, CF37 4UU

18/0701/12 Decision Date: 18/09/2018

Proposal: Proposed replacement signage scheme (Listed Building Consent)

Location: NATWEST, 1-3 TAFF STREET, PONTYPRIDD, CF37 4UU

Treforest

18/0759/10 Decision Date: 26/09/2018

Proposal: Erection of timber decking in rear garden (retrospective).

Location: 23 LONG ROW, TREFOREST, PONTYPRIDD, CF37 1SU

Rhydyfelin Central

18/0804/10 Decision Date: 10/09/2018

Proposal: Retention and completion of hardstanding and associated earthworks (Description amended 31/07/2018).

Location: FFYNON RHYNGYLL FARM, RHYDYFELIN, PONTYPRIDD, CF37 5BX

18/0808/10 Decision Date: 11/09/2018

Proposal: Construction of new 2 bedroom dwelling (re-submission).

Location: LAND ADJACENT TO 10 DYFFRYN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5RY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Hawthorn

18/0841/10 Decision Date: 25/09/2018

Proposal: Proposed rear single storey extension.

Location: 45 EBENEZER STREET, RHYDYFELIN, PONTYPRIDD, CF37 5PB

Ffynon Taf

18/0776/01 Decision Date: 07/09/2018

Proposal: Proposed 6m high totem for new Costa Coffee Store. (Amended Plan Received 09/08/18)

Location: SHOWCASE CINEMAS, HEOL YR ODYN, TREFOREST INDUSTRIAL ESTATE, TAFFS WELL, CF15 7QX

18/0838/10 Decision Date: 19/09/2018

Proposal: Loft conversion with rear dormer (retrospective)

Location: TY COCH, 3 LON STEPHENS, TY RHIW, TAFFS WELL, CF15 7NB

18/0851/01 Decision Date: 21/09/2018

Proposal: Replacement signage scheme.

Location: NANDOS RESTAURANT, HEOL YR ODYN, TREFOREST INDUSTRIAL ESTATE, CF15 7QX

18/0852/10 Decision Date: 21/09/2018

Proposal: Extensions to front and rear, external alterations and revisions to external seating area.

Location: NANDOS RESTAURANT, HEOL YR ODYN, TREFOREST INDUSTRIAL ESTATE, CF15 7QX

18/0878/01 Decision Date: 26/09/2018

Proposal: Replacement fascia sign to main building elevation, removal of existing signs either side of central main entrance and new free-standing sign within site grounds

Location: TY DYSGU, CEFN COED, NANTGARW, TAFFS WELL

Church Village

18/0873/19 Decision Date: 26/09/2018

Proposal: Application for tree works to include: T24 Oak (crown lift, dead wood, canopy clean, de-ivy), T25 Oak (crown lift, dead wood, canopy clean, de ivy) and T26 Sycamore (crown lift, side prune large low limb).

Location: NANT SEREN, CHURCH VILLAGE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Tonteg

18/0756/19 Decision Date: 17/09/2018
Proposal: To cut back large overhanging branch of oak tree, removal of crossing branches including deadwood and general tidy up of branches at boundary line (maximum 25% reduction)
Location: LAND ADJOINING 42 MEADOW CRESCENT, TONTEG, PONTYPRIDD, CF38 1NL

18/0799/10 Decision Date: 12/09/2018
Proposal: Proposed freezer & chiller store, ambient dispatch and goods out extensions to existing bakery facility.
Location: GREGGS, WESTBANK, TREForest INDUSTRIAL ESTATE, TREForest, PONTYPRIDD, CF37 5TT

18/0816/10 Decision Date: 07/09/2018
Proposal: Proposed single storey extension to side and rear elevation.
Location: 24 DENBIGH CLOSE, TONTEG, PONTYPRIDD, CF38 1HB

Tonyrefail East

18/0565/10 Decision Date: 25/09/2018
Proposal: Change of use from bank to 2 A1 shops at ground level plus 3 self-contained flats (Amended description and plans 31/07/2018).
Location: 8 - 10 HIGH STREET, TONYREFAIL, PORTH, CF39 8PG

18/0822/10 Decision Date: 12/09/2018
Proposal: Two storey rear extension and integral garage
Location: 30 TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AH

Ty'n y Nant

18/0818/10 Decision Date: 07/09/2018
Proposal: Single storey rear extension.
Location: 19 CAVENDISH PLACE, BEDDAU, PONTYPRIDD, CF38 2RP

Town (Llantrisant)

18/0823/10 Decision Date: 12/09/2018
Proposal: First floor side extension.
Location: 3 GRAFTON DRIVE, HUNTERS GATE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BH

18/0832/10 Decision Date: 24/09/2018
Proposal: Proposed removal of car port, widening of existing vehicle entrance and single storey rear extension.
Location: 81 NEWBRIDGE ROAD, LLANTRISANT, PONTYCLUN, CF72 8EY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Talbot Green

18/0862/01 Decision Date: 01/10/2018

Proposal: Proposed advertisement surround to existing ATM to include integral illumination and screen to the ATM fascia, free cash withdrawals sign above the ATM with blue LED halo illumination to the surround.

Location: LLOYDS TSB, 35-37 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AD

18/0899/10 Decision Date: 02/10/2018

Proposal: 2 storey side and rear extension.

Location: 16 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN, CF72 8HR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018
Report for Development Control Planning Committee

Pontyclun

-
- 18/0581/10** Decision Date: 19/09/2018
Proposal: New landscaped bund to the front of the property to form an acoustic screen (retrospective)
Location: OTTERS BROOK LODGE, IVOR PARK, BRYNSADLER, PONTYCLUN, CF72 9HA
-
- 18/0698/10** Decision Date: 10/09/2018
Proposal: Rear and side two storey extension and rear single storey extension.
Location: 8 CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD
-
- 18/0771/10** Decision Date: 12/09/2018
Proposal: Demolish existing front porch and construct new roof canopy with bifold doors to replace existing window and decking to front elevation.
Location: 28A MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP
-
- 18/0790/10** Decision Date: 25/09/2018
Proposal: Rear dormer extension and single storey rear extension.
Location: 34 DANYBRYN, BRYNSADLER, PONTYCLUN, CF72 9DH
-
- 18/0831/10** Decision Date: 17/09/2018
Proposal: New porch to front elevation
Location: 191 YNYSDDU, PONTYCLUN, CF72 9UD
-
- 18/0867/10** Decision Date: 21/09/2018
Proposal: Proposed two storey extension and balcony
Location: 14 ELMS PARK, MISKIN, PONTYCLUN, CF72 8PU
-
- 18/0875/10** Decision Date: 26/09/2018
Proposal: Garage conversion.
Location: 10 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB
-
- 18/0907/10** Decision Date: 01/10/2018
Proposal: Fire escape stairway to side of building.
Location: MASONIC HALL, PARK CRESCENT, PONTYCLUN, CF72 9BR
-

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Llanharry

18/0785/10 Decision Date: 17/09/2018

Proposal: First floor side extension.

Location: 60 TREM Y GARTH, LLANHARRY, PONTYCLUN, CF72 9NL

18/0879/10 Decision Date: 26/09/2018

Proposal: Change of use from Sui-Generis to Class B8 (Storage & Distribution) with Ancillary Trade Counter

Location: UNIT G1 TO G2 , COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

Llanharan

18/0282/10 Decision Date: 02/10/2018

Proposal: Retrospective planning application for a change of use of Lanelay Hall to Hotel (Class C1) and other ancillary uses (Amended plans received 21/05/2018 detailing proposed layby and car park alterations).

Location: LANELAY HALL, MOUNTAIN ROAD, TALBOT GREEN

18/0837/10 Decision Date: 13/09/2018

Proposal: Small porch extension to side elevation.

Location: 13 FFORDD HANN, TALBOT GREEN, PONTYCLUN, CF72 9WX

Brynna

17/1291/10 Decision Date: 14/09/2018

Proposal: The change of use of Agricultural land to Manège for training and exercise of horses.

Location: FERN BANK , BRYNNA ROAD, BRYNNA, PONTYCLUN, CF72 9QF

18/0912/10 Decision Date: 24/09/2018

Proposal: Two storey rear extension

Location: 34 WILLIAMS STREET, BRYNNA, PONTYCLUN, CF72 9QJ

18/0966/10 Decision Date: 14/09/2018

Proposal: First floor side extension.

Location: 62 HILLCREST, BRYNNA, PONTYCLUN, CF72 9SL

Total Number of Delegated decisions is 77

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Aberdare East

18/0197/10 Decision Date: 13/09/2018

Proposal: Detached 4 bedroom house with detached 2 bay garage with store over.

Location: LAND ADJACENT TO NO. 2 MOSS PLACE, ABERNANT, ABERDARE, CF44 0YU

Reason: 1 By virtue of its location outside of the settlement boundary, the development would be unacceptable in principle and in an unsustainable location. Furthermore the development would be detrimental to highway safety and, on account of the site layout and proximity to other dwellings, would harm the amenity of neighbouring residents. Therefore the development would not comply with Policies NSA12, AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Trealaw

18/0896/10 Decision Date: 02/10/2018

Proposal: Two 3 bedroom dwellings

Location: 1 & 2 SQUIRES ROW, TREALAW, TONYPANDY

Reason: 1 The proposed access Squires Row lacks an adequate width of carriageway, lacks a segregated footway, lacks a turning area, has sub-standard visibility splays, has sub-standard junction radii and has sub-standard vertical and horizontal geometry to serve vehicular and pedestrian traffic and would create traffic hazards to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development will lead to increased reversing movements along a sub-standard highway Squires Row to the detriment of safety of all highway users. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 In the absence of off-street car parking facilities the proposed development will lead to indiscriminate on-street car parking blocking sight lines, vision splays and blocking the free flow of traffic to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on trees and ecology. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Cymmer

18/0767/13

Decision Date: 27/09/2018

Proposal: Proposed detached three storey 5 bedroom house.

Location: REAR OF 139-140 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DT

Reason: 1 The proposed development would be contrary to Policies, AW 2, NSA12 and NSA24 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that it would represent unjustified sporadic development in a green wedge, outside of the established settlement boundaries.

Reason: 2 The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The access roads and lanes leading to the proposed development site are sub-standard in terms of width, structural integrity, street lighting, segregated footway, 90° bend, junction radii, vision splay and forward vision, therefore any intensification of use would increase harm to all highway users and free flow of traffic, which is not acceptable

The proposed development would result in reversing movements to and from Trebanog Road A4233, which is a principle route carrying a substantial amount of vehicular traffic, to the detriment of safety of all highway users and free flow of traffic.

In the absence of continuous pedestrian links leading to the proposed site, the development would lead to pedestrians being forced to walk in the carriageway increasing risk of harm to the detriment of safety of all highway users.

Reason: 3 Insufficient information has been provided to accurately assess the potential impacts of the development upon matters of ecology and protected species at the site. As such, the proposals are contrary to the requirements of policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Ynyshir

18/0732/10 Decision Date: 12/09/2018

Proposal: Proposed 2 no. storage containers

Location: LAND REAR OF 37 - 38 SOUTH STREET, YNYSHIR, PORTH

Reason: 1 The storage containers, by virtue of their temporary and industrial character and appearance, would represent an incongruous feature within the street scene and would form an unsympathetic, overly dominant and discordant feature. The proposed development would therefore be detrimental to the residential amenity of neighbouring properties and the visual amenity of the area contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance (SPG) relating to Householder Development.

18/0830/10 Decision Date: 17/09/2018

Proposal: Proposed steel lock-up storage container.

Location: LAND REAR OF 35 - 36 SOUTH STREET, YNYSHIR, PORTH, CF39 0EG

Reason: 1 The storage container, by virtue of its temporary and industrial character and appearance, would represent an incongruous feature within the street scene and would form an unsympathetic, overly dominant and discordant feature. The proposed development would therefore be detrimental to the residential amenity of neighbouring properties and the visual amenity of the area contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance (SPG) relating to Householder Development.

Town (Pontypridd)

18/0806/10 Decision Date: 13/09/2018

Proposal: Change of use from retail (A1) premises to a gym (D2)

Location: 79 TAFF STREET, PONTYPRIDD, CF37 4SU

Reason: 1 Whilst the provision of a gym would be compatible with surrounding land uses, in a sustainable location and contribute to the attractiveness of the town centre, the property is neither vacant nor has not been marketed for a period of at least twelve months. Consequently the application has not demonstrated that the property is no longer required for retail purposes and therefore the proposed change of use does not comply with Policy AW11 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Rhondda

18/0813/13

Decision Date: 12/09/2018

Proposal: Outline application with all matters reserved for the construction of 4 detached dwellings together with all associated works.

Location: LAND OFF QUARRY ROAD, MAESYCOED, PONTYPRIDD, CF37 1JT

Reason: 1 At the maximum parameter range, the proposed development by reason of its scale and orientation to the neighbouring properties to the north east (on Bryn Eglwys), would result in an overbearing form of development and loss of privacy to the detriment of the level of residential amenity currently enjoyed by those occupiers. As such, the proposal is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Reason: 2 Insufficient information has been provided to demonstrate how matters relating to the retention and protection of the public right of way which crosses the application site would be accommodated within the proposals. As such, the scheme is contrary to the requirements of policy AW7 the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/09/2018 and 05/10/2018

Report for Development Control Planning Committee

Treforest

18/0605/10 Decision Date: 18/09/2018

Proposal: Proposed change of use from residential dwelling (C3) to a HMO (C4)

Location: 30 KING STREET, TREForest, PONTYPRIDD, CF37 1RP

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community. This would be contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

18/0794/15 Decision Date: 14/09/2018

Proposal: Variation of Condition (2) of Planning Permission 03/1958/15 to extend hours of operation - from 08.00 to 23.30 hrs to 05:00 to 02:00 hrs.

Location: DOMINOS PIZZA, BROADWAY, TREForest, PONTYPRIDD, CF37 1BE

Reason: 1 The proposed variation of condition for an extension of opening hours would cause an unacceptable degree of additional noise detriment to the amenity and quality of life of neighbouring residents.

Consequently the application is therefore considered not to comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan, and would be contrary to PPW Technical Advice Note 11.

18/0801/10 Decision Date: 26/09/2018

Proposal: Proposed new two storey 8 bedroom dwelling for large scale HMO.

Location: LAND ADJACENT TO 10 CAMBRIAN PLACE, TREForest, PONTYPRIDD, CF37 1BT

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

Furthermore, the proposed development would result in an intensification of use of both Cambrian Place and its substandard junctions with the wider highway network; and would remove existing off-street parking for no's 9 & 10 Cambrian Place, which would increase on-street parking demand. The development would therefore be detrimental to highway safety and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Access Circulation and Parking Supplementary Planning Guidance (2011).

Report for Development Control Planning Committee

Tonyrefail East

16/1053/10 Decision Date: 26/09/2018

Proposal: Construction of 2 no dormer bungalows.

Location: PLOT OPPOSITE WAUNLAI COTTAGES, TONYREFAIL, PORTH, CF39 8YS

Reason: 1 The site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan. As such the proposal conflicts with Policies AW 1, AW 2, SSA 13 and CS 2 of the Rhondda Cynon Taf Local Development Plan and it would amount to an unjustifiable and unsustainable extension of residential development into the countryside.

Reason: 2 The proposed residential development of the site would result in an unwarranted intrusion and extension of residential development into the countryside and would result in a detrimental visual impact on the rural character of the site and wider area which is identified as a 'Green Wedge'. As such the development would be contrary to Policies AW 5, AW 6 and SSA 22 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Access to and from the development is not acceptable for the following reasons:

The proposed development is not in a sustainable location and would be totally reliant on the use of private motor vehicles.

Intensification of the use of the existing junction between the A4233 and very sub-standard private shared access would result in the creation of further hazards to the further detriment of highway safety and the free flow of traffic.

The submitted red line boundary does not encompass the means of access to the proposed development from the public highway; therefore, the applicant's right of access and required improvements to the access cannot be guaranteed.

There is insufficient information regarding satisfactory provision of access, circulation and off-site highway improvements to enable a comprehensive assessment of highway safety and the free flow of traffic to be carried out.

The proposed development lacks pedestrian connectivity to the wider highway network; therefore, trips to and from the site would be totally reliant on the private motor vehicle.

There is no assessment of safe routes in communities in compliance with the Active Travel (Wales) Act 2013 and compliance with the requirements of this Act.

As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on trees and ecology. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.