



PLANNING & DEVELOPMENT COMMITTEE

9 MAY 2019

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 25/03/2019 and 26/04/2019.

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

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED

APPLICATION NO: 19/0045
APPEAL REF: A/19/3226298
APPLICANT: Mr Esnouf
DEVELOPMENT: Change of use from doctor's surgery to 10 no. bedroom House in Multiple Occupation (HMO) (amended site location plan received 14/02/19).
LOCATION: **MISKIN SURGERY, 215 PENRHIWCEIBER ROAD, MOUNTAIN ASH. CF45 3UN**
APPEAL RECEIVED: 08/04/2019
APPEAL START DATE: 15/04/2019

APPEAL DECISIONS RECEIVED

APPLICATION NO: 18/0466
APPEAL REF: A/19/3219609
APPLICANT: Mr Martin Conlon
DEVELOPMENT: Siting of 5 containers.
LOCATION: **LAND AT CAE BACH, FELINDRE ROAD, LLANHARAN, CF35 5BF**
DECIDED: 22/08/2018
DECISION: Refused
APPEAL RECEIVED: 10/01/2019
APPEAL DECIDED: 17/04/2019
APPEAL DECISION: Dismissed

APPLICATION NO: 18/1139
APPEAL REF: A/19/3220779
APPLICANT: Dr Mark Samuel
DEVELOPMENT: Change of use to re-establish the previously registered use as a HMO dwelling.
LOCATION: **3 STOW HILL, TREForest, PONTYPRIDD, CF37 1RZ**
DECIDED: 29/11/2018
DECISION: Refused
APPEAL RECEIVED: 31/01/2019
APPEAL DECIDED: 15/04/2019
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

9 MAY 2019

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: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

18/0970/01 Decision Date: 15/04/2019

Proposal: Erection of 3 signs

Location: THE ARTS FACTORY, TRERHONDDA, THE STRAND, FERNDALE, CF43 4LY

19/0216/12 Decision Date: 15/04/2019

Proposal: Erection of four No. signs. Three on the building and one post mounted

Location: THE ARTS FACTORY, THE STRAND, FERNDALE, CF43 4LY

Hirwaun

18/0520/10 Decision Date: 08/04/2019

Proposal: The construction of a detached four-bedroom bungalow (Plot 4) together with the construction of the private drive to serve further plots. (Amended red line boundary plan received 26/06/18).

Location: DEVELOPMENT SITE, PENDERYN ROAD, HIRWAUN, ABERDARE CF44 9SH

19/0192/09 Decision Date: 25/03/2019

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Location: 10 OAKBROOK DRIVE, HIRWAUN, ABERDARE, CF44 9QS

19/0220/10 Decision Date: 04/04/2019

Proposal: Conversion of garage to a kitchen.

Location: TY DEWI, JOHN'S LANE, HIRWAUN, ABERDARE, CF44 9TQ

19/0251/10 Decision Date: 26/04/2019

Proposal: Rear two storey extension

Location: 45 BRECON ROAD, HIRWAUN, ABERDARE, CF44 9ND

Penywaun

19/0213/08 Decision Date: 16/04/2019

Proposal: Install 2 no. double demountable classrooms.

Location: YSGOL GYFUN RHYDYWAUN, MANGOED, PENYWAUN, HIRWAUN, ABERDARE, CF44 9ES

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

19/0200/10 Decision Date: 02/04/2019

Proposal: Proposed side extension

Location: 16 BIRCHGROVE, CWMDARE, ABERDARE, CF44 8DD

19/0217/10 Decision Date: 01/04/2019

Proposal: First floor side extension and single storey rear extension.

Location: 3 BRYN EITHIN, CWMDARE, ABERDARE, CF44 8SL

Aberdare East

19/0088/10 Decision Date: 26/03/2019

Proposal: Installation of glazed exterior doors and fanlight and free standing notice board.

Location: METHODIST CHURCH, GREEN STREET, GADLYS, ABERDARE

19/0126/10 Decision Date: 25/03/2019

Proposal: First floor rear extension.

Location: 33 DEAN STREET, ABERDARE, CF44 7BN

19/0212/10 Decision Date: 09/04/2019

Proposal: Two storey rear extension

Location: 8 DOWLAIS STREET, GADLYS, ABERDARE, CF44 8BA

Cwmbach

19/0183/10 Decision Date: 25/04/2019

Proposal: Change of use from garden shed to dog grooming business.

Location: 6 YNYSCYNON STREET, CWMBACH, ABERDARE, CF44 0PD

Mountain Ash West

19/0115/10 Decision Date: 05/04/2019

Proposal: Proposed single storey rear extension.

Location: 16 PARC GWERNIFOR, MOUNTAIN ASH, CF45 3UQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Penrhiwceiber

19/0127/10 Decision Date: 28/03/2019
Proposal: Proposed 5 Bedroom detached dwelling.

Location: FORMER ST JOHN BAPTIST CHURCH, CLARENCE STREET, MOUNTAIN ASH.

19/0128/10 Decision Date: 16/04/2019
Proposal: Change of use of northern element of former library building from a day nursery to Post Office and convenience store.

Location: 1 CHURCH STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3YD

Abercynon

18/1420/10 Decision Date: 01/04/2019
Proposal: Change of use from Class B1 and Class A3 to Class A1 and 3 no. residential units (Class C3)

Location: BRYNCYNON COMMUNITY REVIVAL STRATEGY, 2-4 COMMERCIAL PLACE, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YR

19/0042/15 Decision Date: 23/04/2019
Proposal: Design amendments to Plots 5-7 of previous planning permission reference 17/1156/10. The new design mimics that of Plots 1-4 but with a reduced width footprint.

Location: SITE AT FORMER ABERTAF JUNIOR AND INFANTS SCHOOL, ABERCYNON, CF45 4TS.

Ynysybwl

19/0208/10 Decision Date: 03/04/2019
Proposal: Proposed detached garage

Location: CAESIRIOL, 2 OLD YNYSYBWL ROAD, YNYSYBWL, PONTYPRIDD, CF37 3LP

19/0252/10 Decision Date: 26/04/2019
Proposal: Single storey extension

Location: 5 MAES GLAS, YNYSYBWL, PONTYPRIDD, CF37 3EJ

Aberaman South

18/1310/10 Decision Date: 01/04/2019
Proposal: Application for change of use from Surgery (Class D1) to 1no. 1 bedroom flat (Class C3).

Location: JOHN STREET SURGERY, 67A PARK VIEW TERRACE, ABERCWMBOI, ABERDARE, CF44 6AA

19/0148/10 Decision Date: 03/04/2019
Proposal: Proposed single storey rear extension.

Location: 27 GLANRHYD STREET, CWMAMAN, ABERDARE, CF44 6LB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Treorchy

19/0155/10 Decision Date: 12/04/2019
Proposal: Revamp of shop front. Additional door, updating existing windows.
Location: 215 HIGH STREET, TREORCHY, CF42 6AS

19/0158/09 Decision Date: 25/03/2019
Proposal: Change of use from a C3 dwelling house to C3 carehome.
Location: 14 HOWARD STREET, TREORCHY, CF42 6AR

Ystrad

18/1304/10 Decision Date: 12/04/2019
Proposal: Change of use from Garage to an Office / laundry room in connection with existing hair salon
Location: 155 GELLI ROAD, GELLI, PENTRE, CF41 7TR

19/0138/10 Decision Date: 28/03/2019
Proposal: Two storey extension.
Location: 17 VICTORIA STREET, YSTRAD, PENTRE, CF41 7RJ

19/0166/10 Decision Date: 04/04/2019
Proposal: First floor rear extension
Location: 16 YSTRAD TERRACE, GELLI, PENTRE, CF41 7UA

Llwynypia

19/0168/10 Decision Date: 12/04/2019
Proposal: Rear extension.
Location: 10 DE WINTON TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HE

Porth

19/0092/19 Decision Date: 05/04/2019
Proposal: Front Garden Copper Beech Tree near boundary with Maendy House, Crown raise to 4.5 above driveway. Grid Ref: 302455
Location: MAES Y COED, Y MAENDY, YNYSHIR, PORTH, CF39 0AS

Cymmer

18/0979/10 Decision Date: 15/04/2019
Proposal: Change of use from waste land to domestic garden.
Location: 51 KENSINGTON DRIVE, GLYNFACH, PORTH, CF39 9NN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Ynyshir

19/0133/09 Decision Date: 04/04/2019

Proposal: Single storey, flat roof extension to the rear.

Location: 1 JOHN STREET, YNYSHIR, PORTH, CF39 0HF

Ferndale

19/0211/10 Decision Date: 23/04/2019

Proposal: Proposed change of use from shop into a residential dwelling.

Location: 54B DUFFRYN STREET, FERNDALE, CF43 4EP

19/0225/10 Decision Date: 26/04/2019

Proposal: Rear two storey extension.

Location: GROVE HOUSE, 19 ALBERT STREET, BLAENLLECHAU, FERNDALE, CF43 4NW

Glyncoch

18/1397/19 Decision Date: 02/04/2019

Proposal: Works to trees on the periphery of Graig Yr Hesg Quarry.

Location: CRAIG YR HESG QUARRY, BERW ROAD, PONTYPRIDD, CF37 3BG

19/0247/10 Decision Date: 17/04/2019

Proposal: Front and rear dormer roof extensions (amended plans received 25/03/19)

Location: 4 ASHFORD CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3AH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Town (Pontypridd)

19/0083/10 Decision Date: 28/03/2019
Proposal: Change of use of first floor from offices to 2 no. self-contained flats.
Location: 9A GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW

19/0178/10 Decision Date: 02/04/2019
Proposal: Single storey rear extension
Location: 9 TYFICA CRESCENT, PONTYPRIDD, CF37 2BU

19/0180/10 Decision Date: 28/03/2019
Proposal: Proposed change from flat roof to pitch roof of rear garage.
Location: WEST BANK, PENCERRIG STREET, PONTYPRIDD, CF37 2HS

19/0224/10 Decision Date: 11/04/2019
Proposal: Proposed garden room.
Location: 18B LANPARK ROAD, PONTYPRIDD, CF37 2DH

Rhondda

19/0091/10 Decision Date: 08/04/2019
Proposal: Proposed kitchen extension, porch to main entrance and internal alterations.
Location: MAIN BARN, PEN Y WAL FARM, PEN-Y-WAL ROAD, GRAIGWEN, PONTYPRIDD, CF37 3NW

Graig

19/0099/10 Decision Date: 02/04/2019
Proposal: Replacement Shop front.
Location: NATIONWIDE BUILDING SOCIETY, 3 HIGH STREET, PONTYPRIDD, CF37 1SB

19/0100/01 Decision Date: 02/04/2019
Proposal: Existing signage is to be replaced with a Fascia sign, hanging sign and ATM surround panel signage.
Location: NATIONWIDE BUILDING SOCIETY, 3 HIGH STREET, PONTYPRIDD, CF37 1SB

19/0169/10 Decision Date: 11/04/2019
Proposal: First Floor Rear Extension
Location: PANORAMA HOUSE, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Treforest

19/0047/10 Decision Date: 08/04/2019
Proposal: Refurbishment of existing Sports Centre including the replacement of the existing roof finish, new cladding treatment to the front of the building, the installation of new air handling units and chiller around the perimeter
Location: SPORTS CENTRE, UNIVERSITY OF SOUTH WALES, LLANTWIT ROAD, TREFOREST, PONTYPRIDD, CF37 1TR

19/0134/10 Decision Date: 17/04/2019
Proposal: Two storey rear extension
Location: 38 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN

19/0136/01 Decision Date: 02/04/2019
Proposal: Installation of illuminated and non illuminated signage
Location: ADVANCED CRUSHER SPARES LTD, 103 BROADWAY, TREFOREST, PONTYPRIDD, CF37 1BE

19/0195/10 Decision Date: 24/04/2019
Proposal: Single storey rear extension.
Location: 53 LLANTWIT ROAD, TREFOREST, PONTYPRIDD, CF37 1TY

Hawthorn

19/0205/10 Decision Date: 15/04/2019
Proposal: Single storey rear extension.
Location: 32 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5AY

Ffynon Taf

19/0177/10 Decision Date: 29/03/2019
Proposal: Single storey extension to side & orangery to rear
Location: 4 HEOL EDWARDS, NANTGARW, CF15 7UD

19/0185/10 Decision Date: 09/04/2019
Proposal: First floor side extension.
Location: 109 TY RHIW, TAFFS WELL, CF15 7RW

19/0201/19 Decision Date: 17/04/2019
Proposal: 30% Crown Reduction to 1 x Oak tree, 1 x Beech tree, 1 x Sycamore tree and dismantle 1 x Oak sapling.
Location: 16 PARC-Y-NANT, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Llantwit Fardre

19/0163/10 Decision Date: 27/03/2019
Proposal: Erection of single storey garden room with storage underneath
Location: 16 HEOL ISCOED, EFAIL ISAF, PONTYPRIDD, CF38 1BP

Church Village

19/0075/10 Decision Date: 17/04/2019
Proposal: Proposed demolition of existing, pre fabricated concrete garage and erection of a new concrete block built garage.
Location: 2 DUFFRYN BACH TERRACE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AL

19/0103/10 Decision Date: 05/04/2019
Proposal: Dropped kerb
Location: 46 ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1DA

19/0248/09 Decision Date: 05/04/2019
Proposal: Lawful Development Certificate for obscure glazing in the rear bedroom to be replaced with clear glazing.
Location: 25 NANT ARIAN, CHURCH VILLAGE, PONTYPRIDD, CF38 1SE

Tonyrefail West

19/0026/10 Decision Date: 16/04/2019
Proposal: Division of existing storage yard to provide 34 No. self storage units for rent including change of use from Sui Generis to B8 Storage or Distribution (Amended description 18th February 2019).
Location: TOWN AND COUNTRY FENCING, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HL

19/0231/09 Decision Date: 03/04/2019
Proposal: Lawful Development Certificate for the Proposed Installation of Solar Panels
Location: GLASS WORLD (CARDIFF) LIMITED TREForest GLASS, PARC EIRIN, TONYREFAIL, PORTH, CF39 8WW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Tonyrefail East

- 19/0028/10** Decision Date: 18/04/2019
Proposal: Change of use of former day care centre to A1 showroom and office with cafe on first floor, new windows and dormers to roof and security fencing 2.4m high around garage.
Location: ST GEORGES DAY CENTRE, MILL STREET, TONYREFAIL, PORTH, CF39 8AF
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- 19/0111/08** Decision Date: 18/04/2019
Proposal: Property has been used for Child care over a period of 10 years. (Child care facility- use of whole building)
Location: FOUR SEASONS ACTIVITY CENTRE, 33 HEOL-Y-GLYN, TONYREFAIL, PORTH, CF39 8LL
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- 19/0124/10** Decision Date: 12/04/2019
Proposal: Single storey extension for proposed swimming pool and fitness area.
Location: 5 HIGHLANDS, TONYREFAIL, PORTH, CF39 8YG
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- 19/0391/09** Decision Date: 23/04/2019
Proposal: Single storey extension and conversion of existing garage to form a granny annexe.
Location: 1 THE PADDOCKS, TONYREFAIL, PORTH, CF39 8XA
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Ty'n y Nant

- 19/0190/10** Decision Date: 02/04/2019
Proposal: Rear extension
Location: 63 MOORLAND CRESCENT, BEDDAU, PONTYPRIDD, CF38 2DN
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Talbot Green

- 18/1332/10** Decision Date: 05/04/2019
Proposal: Proposed two storey rear extension.
Location: BROADHAVEN HOUSE, 2 DANYGRAIG CRESCENT, TALBOT GREEN, PONTYCLUN, CF72 8AR
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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Pontyclun

19/0119/10 Decision Date: 26/03/2019

Proposal: First floor side extension

Location: 35 TYLER HENDY, MISKIN, PONTYCLUN, CF72 8QU

19/0144/10 Decision Date: 12/04/2019

Proposal: Replacement of outbuilding and boundary fence

Location: HILLSIDE, CARDIFF ROAD, MWYNDY, PONTYCLUN, CF72 8PN

19/0153/10 Decision Date: 03/04/2019

Proposal: Two storey side extension and convert existing single garage to office/study.

Location: 1 NEWMILL GARDENS, MISKIN, PONTYCLUN, CF72 8RX

19/0184/10 Decision Date: 29/03/2019

Proposal: Single storey extension.

Location: CORNERSTONES, 15 PADDOCKS CRESCENT, BRYNSADLER, PONTYCLUN, CF72 9BD

19/0188/10 Decision Date: 05/04/2019

Proposal: Two storey rear extension.

Location: 10 HIGH STREET, BRYNSADLER, PONTYCLUN, CF72 9BX

19/0191/10 Decision Date: 04/04/2019

Proposal: Proposed first floor rear balcony.

Location: 14 BRYN DEWI SANT, MISKIN, PONTYCLUN, CF72 8TJ

19/0235/10 Decision Date: 17/04/2019

Proposal: Two storey extension.

Location: CROFTA, TALYGARN CLOSE, TALYGARN, PONTYCLUN, CF72 9DA

Llanharry

19/0234/10 Decision Date: 17/04/2019

Proposal: Rear two storey extension.

Location: 14 LAURELDENE, LLANHARRY, PONTYCLUN, CF72 9JN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 25/03/2019 and 26/04/2019
Report for Development Control Planning Committee

Llanharan

18/0301/10 Decision Date: 25/03/2019
Proposal: Two storey extension to side and additional parking spaces to front affecting Public Right of Way RAN/31/1 (Amended plans received 26/02/2019).
Location: UNIT 3 DIAMOND CENTRE FOR WALES, TALBOT GREEN BUSINESS PARK, HEOL-Y-TWYN, LLANHARAN, PONTYCLUN, CF72 9FG

19/0198/10 Decision Date: 16/04/2019
Proposal: Two storey extension and new facade.
Location: HAVELI HOTEL, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9HJ

Total Number of Delegated decisions is 73

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

18/0327/10 Decision Date: 10/04/2019

Proposal: Proposed detached 6 bedroom dwelling (amended plans and Flood Consequence Assessment received 30/11/18).

Location: SITE OF FORMER ROBERTSTOWN NURSERY SCHOOL, PHILLIP STREET, ROBERTSTOWN, ABERDARE, CF44 8ET

Reason: 1

1. By virtue of its location within a designated Zone C2 as defined by the Development Advice Maps referred to under Technical Advice Note 15: Development and Flood Risk, and with no justification or appropriate mitigation proposed, the proposed development is at risk of flooding which could result in a risk to public health. The proposed development is therefore contrary to the policy guidance set out in Technical Advice Note 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan, and is unacceptable in principle.

Mountain Ash East

19/0077/19 Decision Date: 05/04/2019

Proposal: Removal of T1 Beech.

Location: 35 BRON-Y-DERI, MOUNTAIN ASH, CF45 4LL

Reason: 1 In the absence of sufficient justification, the tree removal would be detrimental to the appearance of the site and result in a reduction in size of the wider designated area. Consequently, the application is therefore contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note (TAN) 10.

Penrhiwceiber

19/0045/10 Decision Date: 08/04/2019

Proposal: Change of use from doctor's surgery to 10 no. bedroom House in Multiple Occupation (HMO) (amended site location plan received 14/02/19).

Location: MISKIN SURGERY, 215 PENRHIWCEIBER ROAD, MOUNTIAN ASH. CF45 3UN

Reason: 1 1. The proposed development would place significant pressure on the plot, representing an over intensive use and overdevelopment of the site, and in trying to accommodate as many bedrooms as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Houses in Multiple Occupation (HMO) and Development of Flats Supplementary Planning Guidance

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 25/03/2019 and 26/04/2019

Report for Development Control Planning Committee

Tonypandy

19/0215/10 Decision Date: 16/04/2019

Proposal: Alterations to convert ground floor from existing office into a funeral parlour.

Location: FORMER OFFICES OF TONYPANDY ROOFING & CLADDING REAR OF 43 & 44 DUNRAVEN STREET, TONYPANDY.

Reason: 1 1 In the absence of adequate off-street car parking facilities, the proposed development would lead to indiscriminate on-street car parking in close proximity to the signalised junction blocking sight lines and impacting on the free flow of traffic to the detriment of safety of all highway users. As such the development is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Porth

19/0135/10 Decision Date: 26/03/2019

Proposal: Conversion of a Public House to 2 no houses and 2 no flats

Location: GATEWAY PUBLIC HOUSE, 180 ABER-RHONDDA ROAD, PORTH, CF39 0LF

Reason: 1 By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to TAN 15 of Planning Policy Wales and Policies AW2 and AW10 of the Local Development Plan; and is therefore unacceptable in principle.

Furthermore, the inadequate level of natural light and poor outlook for the ground floor accommodation of Units 2 and 3 is considered to be unacceptable, whilst there is a lack of access to the bin store and drying area, and absence of cycle storage for units 3 and 4. Consequently, the development would not in comply with the Council's SPG for the Development of Flats.

Report for Development Control Planning Committee

Treforest

19/0194/13

Decision Date: 16/04/2019

Proposal: Proposed 4 bedroom dwelling.

Location: TY COCH, GRAIG-YR-HELFA ROAD, PONTYPRIDD, CF37 4LX

Reason: 1 The application site is located outside of the defined settlement boundary of Pontypridd in an unsustainable location. Consequently the proposed development fails to comply with the key sustainable development objectives of Policies CS2, AW1, AW2 and SSA13 of the LDP and is therefore unacceptable in principle.

Additionally, the proposal is considered unacceptable in terms of its access and impact upon highway safety for the following reasons:

The proposal will intensify the use of a substandard lane that lacks adequate vision splays, turning area, carriageway width, passing bays and structural integrity to the detriment of safety of all highway users and free flow of traffic.

The proposed will result in increased reversing movements along the highway with sub-standard width, horizontal and vertical alignment to the detriment of safety of all highway users and free flow of traffic.

In the absence of segregated footway facilities the proposed development would result in pedestrians being forced to share the same surface as moving / reversing vehicles with limited width of carriageway to the detriment of safety of all highway users.

The proposal would therefore be contrary to Policy AW5 of the Rhonda Cynon Taf Local Development Plan in terms of its impact upon highway safety.