



PLANNING & DEVELOPMENT COMMITTEE

13 JUNE 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 29/04/2019 and 31/05/2019.

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

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED

APPLICATION NO: 18/1294
APPEAL REF: 3228006
APPLICANT: Mr Lloyd
DEVELOPMENT: Proposed development of two 3 bed detached houses with off road parking for 6 cars (3 per dwelling). (Resubmission of planning application 18/0733/10)
LOCATION: **LAND OPPOSITE NATIONAL TYRES, PENTREBACH ROAD, PONTYPRIDD, CF37 5BW**
APPEAL RECEIVED: 03/05/2019
APPEAL START DATE: 08/05/2019

APPLICATION NO: 18/1388
APPEAL REF: 3226905
APPLICANT: Ms D Jones
DEVELOPMENT: Retention to change use of land from storage yard to a one family traveller site including stationing of one mobile home, one touring caravan, toilet block/dayroom, foul drainage and parking/lighting.
LOCATION: **ROSE ROW CARAVAN, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9SQ**
APPEAL RECEIVED: 15/05/2019
APPEAL START DATE: 15/05/2019

APPLICATION NO: 15/0275
APPEAL REF: 3229231
APPLICANT: W R & R U Miles
DEVELOPMENT: Conversion of a disused barn to single residential unit. (Revised Supporting Statement received 29/05/15) (Additional information has been submitted by the applicant in relation to this application)
LOCATION: **TREFECHAN FARM, CILFYNYDD, PONTYPRIDD, CF37 4HN**
APPEAL RECEIVED: 22/05/2019
APPEAL START DATE: 22/05/2019

APPLICATION NO: 18/0153
APPEAL REF: 3229518
APPLICANT: Mr & Mrs Parker
DEVELOPMENT: Construction of detached dwelling off a private drive
(amended plans received 20/09/18).
LOCATION: PLOT 5, ASHGROVE, YNYSYBWL ROAD, PONTYPRIDD,
CF37 3DW
APPEAL RECEIVED: 27/05/2019
APPEAL START DATE: 04/06/2019

APPEAL DECISIONS RECEIVED

APPLICATION NO: 18/0258
APPEAL REF: 3221739
APPLICANT: Miss L Huntley
DEVELOPMENT: Change of use from play room to hair salon.
LOCATION: 8 CWRT GELLIFAELOG, TONYPANDY, CF40 1DX
DECIDED: 24/08/2018
DECISION: Refused
APPEAL RECEIVED: 04/02/2019
APPEAL DECIDED: 21/05/2019
APPEAL DECISION: Dismissed

APPLICATION NO: 18/0801
APPEAL REF: 3221746
APPLICANT: Mr Powell
DEVELOPMENT: Proposed new two storey 8 bedroom dwelling for large scale
HMO.
LOCATION: LAND ADJACENT TO 10 CAMBRIAN PLACE,
TREForest, PONTYPRIDD, CF37 1BT
DECIDED: 26/09/2018
DECISION: Refused
APPEAL RECEIVED: 06/02/2019
APPEAL DECIDED: 20/05/2019
APPEAL DECISION: Dismissed

Rhondda Cynon Taf County Borough Council Development Control Enforcement – May 2019

Cases

| | |
|--------------------------|--|
| Received | 49 |
| Cases resolved | 20 (90%) |
| Complainant acknowledged | 91% |
| Site visit | 98% |
| Case priority | 1 (Priority 1) 15 (Priority 2) 33 (Priority 3) |

Source

| | |
|---------------------|----|
| Anonymous | 4 |
| Councillor | 12 |
| Internal/pro-active | 4 |
| Public | 29 |
| AM/MP | 0 |

Type

| | | | |
|------------------------|----|-------------------------|---|
| Advert | 1 | Breach of condition | 3 |
| Engineering operations | 5 | Listed Building | 1 |
| Change of use | 5 | Not in accordance | 2 |
| Householder | 25 | Operational development | 0 |
| TPO | 0 | Untidy land | 7 |

Resolution

| | |
|--------------------------------|---|
| Remedied | 9 |
| No breach | 7 |
| Not expedient | 1 |
| Planning application submitted | 2 |
| Notice served | 1 |

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated Decisions
(May 2019)

EN/19/00070

Location: Old Post Office, Main Road, Cross Inn
Breach: Decking

Decision: Not expedient to take any further action in the matter.
Reason: The deck has been raised by 1.2m, however, it does not exceed the neighbours garden level and there are no overlooking concerns. With regard to its visual impact, it is of a modest scale and has no adverse affect on the appearance of the area.

EN/19/00074

Location: Adam's Valeting Centre and Hand Car Wash, Cardiff Road,
Hawthorn
Breach: Car valeting use

Decision: To take enforcement action (to cease the use and remove all associated equipment).
Reason: The use has an unacceptable impact on neighbouring residential amenity due to noise and disturbance.

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

13TH JUNE 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 281132)**

See Relevant Application File

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

19/0229/10 Decision Date: 01/05/2019
Proposal: Pitched roof extension to existing integral garage
Location: 63 POTTERS FIELD, TRECYNON, ABERDARE, CF44 8HX

19/0344/10 Decision Date: 20/05/2019
Proposal: Rear extension.
Location: 38 THOMAS STREET, ROBERTSTOWN, ABERDARE, CF44 8EY

Aberdare East

18/1303/10 Decision Date: 01/05/2019
Proposal: Change of use from dwelling house to solicitor's office.
Location: 10 DUKE STREET, ABERDARE, CF44 7ED

19/0317/10 Decision Date: 29/05/2019
Proposal: Change of use from A2 (Bank) to A3 (Bar/Restaurant)
Location: THE CO-OPERATIVE BANK, 19 DUKE STREET, ABERDARE, CF44 7ED

Cwmbach

19/0334/15 Decision Date: 21/05/2019
Proposal: Vary Condition 1 of planning permission ref. 14/1308/13 to extend planning permission for a further 5 years.
Location: CWMBACH LIBRARY SITE, MORGAN ROW, ABERDARE, CF44 0DU

Abercynon

19/0210/10 Decision Date: 07/05/2019
Proposal: 3 Bedroom Detached Dwelling
Location: PLOT ADJACENT TO 3 WOODLAND COURT, ABERCYNON, MOUNTAIN ASH, CF45 4UJ

Aberaman North

19/0332/10 Decision Date: 22/05/2019
Proposal: Proposed two storey rear and side extensions.
Location: 3 BEDFORD STREET, ABERAMAN, ABERDARE, CF44 6SN

19/0368/10 Decision Date: 22/05/2019
Proposal: Single storey detached garage
Location: MAESYFFYNON COTTAGE, MAESYFFYNON LANE, ABERAMAN, ABERDARE, CF44 6EJ

Report for Development Control Planning Committee

Aberaman South

19/0221/10 Decision Date: 01/05/2019
Proposal: Proposed first floor extension
Location: 22 FFORCHNEOL ROW, GODREAMAN, ABERDARE, CF44 6HD

19/0352/10 Decision Date: 21/05/2019
Proposal: Change of use from A3 (Tearooms/Cafe) to C3 (Domestic dwelling)
Location: QUEEN TI'S TEAROOMS, 5 FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NS

Treorchy

18/1250/10 Decision Date: 02/05/2019
Proposal: Construction of garage.
Location: LAND TO REAR OF CARDIFF PLACE, TREORCHY

19/0196/10 Decision Date: 17/05/2019
Proposal: Proposed drive and landscaping works.
Location: TY GWYNFRYN, CHURCH STREET, CWMPARC, TREORCHY, CF42 6NB

19/0287/10 Decision Date: 07/05/2019
Proposal: Change of use of part of building from a car servicing/repair garage to an MOT bay
Location: UNIT 31, TREORCHY INDUSTRIAL ESTATE, TREORCHY, CF42 6EQ

19/0288/10 Decision Date: 14/05/2019
Proposal: Extension to front of bungalow.
Location: PEN Y BRYN BUNGALOW, MYRTLE ROW, TREORCHY, CF42 6PF

19/0331/10 Decision Date: 22/05/2019
Proposal: Replace flat roof to pitched to rear.
Location: GREGGS, 218 HIGH STREET, TREORCHY, CF42 6AS

19/0342/10 Decision Date: 14/05/2019
Proposal: Hipped roof conservatory (Amended plans received on 19/04/2019)
Location: 12 HERBERT STREET, TREORCHY, CF42 6AW

19/0366/10 Decision Date: 31/05/2019
Proposal: Access improvements.
Location: ST GEORGE'S HALL, TALLIS STREET, CWMPARC, TREORCHY, CF42 6LY

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

29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Pentre

18/1251/10 Decision Date: 30/04/2019

Proposal: First floor rear extension.

Location: 34 CLARENCE STREET, TON PENTRE, PENTRE, CF41 7LP

Ystrad

19/0337/10 Decision Date: 28/05/2019

Proposal: First floor rear extension.

Location: 139 GELLI ROAD, GELLI, PENTRE, CF41 7TR

Llwynypia

19/0321/10 Decision Date: 28/05/2019

Proposal: Ground floor rear extension.

Location: 3 GLANDWR TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HU

Tonypandy

19/0242/10 Decision Date: 14/05/2019

Proposal: Two storey extension.

Location: 101 KENRY STREET, TONYPANDY, CF40 1DF

Trealaw

19/0241/10 Decision Date: 30/04/2019

Proposal: Rear two storey extension.

Location: 13 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UB

Penygraig

19/0157/10 Decision Date: 15/05/2019

Proposal: Construction of 2 No x 3 Bedroom houses, with associated road works.

Location: LAND ADJACENT TO NOs 68 & 74, HENDRE GWYLM, TONYPANDY, CF40 1HF

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

29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Porth

19/0279/10 Decision Date: 01/05/2019
Proposal: Erection of One Dwelling
Location: LAND ADJACENT TO 1 LLWYNCELYN PARC, PORTH, CF39 9UA

19/0282/10 Decision Date: 07/05/2019
Proposal: Change of use from a Veterinary Surgery (Sui Generis) to a Shop (A1)
Location: BUDGET VETS, 56-57 ABER-RHONDDA ROAD, PORTH, CF39 0BB

Cymmer

19/0172/10 Decision Date: 17/05/2019
Proposal: Proposed single storey side extension
Location: 26 PLEASANT VIEW, TREHAFOD, PONTYPRIDD, CF37 2NY

19/0375/10 Decision Date: 17/05/2019
Proposal: 2 storey side extension.
Location: 138 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DT

Tylorstown

19/0263/10 Decision Date: 03/05/2019
Proposal: Single domestic garage.
Location: LAND OPPOSITE 6 GWERNLLWYN TERRACE, TYLORSTOWN, FERNDAL, CF43 3DP

Maerdy

19/0176/10 Decision Date: 17/05/2019
Proposal: Change of use D2 skate park to D2 multi sports facility.
Location: UNIT 18 TO 20 FERNDAL SKATE PARK, HIGHFIELD INDUSTRIAL ESTATE, FERNDAL, CF43 4SX

19/0273/10 Decision Date: 22/05/2019
Proposal: Domestic garage.
Location: 21 OXFORD STREET, MAERDY, FERNDAL, CF43 4BG

Report for Development Control Planning Committee

Cilfynydd

19/0397/10 Decision Date: 22/05/2019

Proposal: Proposed detached double garage.

Location: 3 LOGAN COURT, BROOKFIELD LANE, PONTYPRIDD, CF37 4DX

Town (Pontypridd)

19/0292/10 Decision Date: 07/05/2019

Proposal: Proposed extension in roof space.

Location: 23 WHITEROCK AVENUE, GRAIGWEN, PONTYPRIDD, CF37 2EH

Trallwn

19/0374/10 Decision Date: 21/05/2019

Proposal: Demolish existing rear extension & garage and rebuild double rear extensions, porch and garage.

Location: 157 COEDPENMAEN CLOSE, PONTYPRIDD, CF37 4LE

Rhondda

18/1283/10 Decision Date: 30/04/2019

Proposal: Change of use from Light Industrial to a Training and Community meeting place.

Location: 1 THE "OLD" BAKE HOUSE, SHEPPARD STREET, PONTYPRIDD, CF37 1HT

19/0418/10 Decision Date: 31/05/2019

Proposal: Rear two storey and single storey extensions.

Location: 47 WOODLAND TERRACE, MAESYCOED, PONTYPRIDD, CF37 1JG

Graig

19/0325/10 Decision Date: 01/05/2019

Proposal: Domestic Garage

Location: 53 LEYSHON STREET, GRAIG, PONTYPRIDD, CF37 1NE

19/0398/10 Decision Date: 31/05/2019

Proposal: Proposed front porch.

Location: 7A KIRKHOUSE STREET, GRAIG, PONTYPRIDD, CF37 1LF

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

29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Hawthorn

19/0143/10 Decision Date: 21/05/2019
Proposal: Convert existing natural turf football pitch to artificial grass pitch with associated perimeter fencing, floodlighting and a spectator stand.
Location: UNIVERSITY OF SOUTH WALES SPORTS PARK, MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UP

19/0193/10 Decision Date: 07/05/2019
Proposal: Single storey side extension for a garage.
Location: 28 YNYS TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5NY

19/0310/01 Decision Date: 07/05/2019
Proposal: Flag pole and display of Eco Flag
Location: HAWTHORN PRIMARY SCHOOL, SCHOOL LANE, RHYDYFELIN, PONTYPRIDD, CF37 5AL

Ffynon Taf

19/0006/10 Decision Date: 29/04/2019
Proposal: Change of use from cafe / gallery to holiday accommodation
Location: THE OLD FORGE HOUSE, PARISH ROAD, TAFFS WELL, CARDIFF, CF15 7RP

19/0293/10 Decision Date: 07/05/2019
Proposal: Removal of redundant dust extraction system framework structure.
Location: ROBERT PRICE (TIMBER & ROOFING MERCHANTS) LTD, THE WOOD YARD, FOREST ROAD, TAFFS WELL, CF15 7YE

19/0413/10 Decision Date: 30/05/2019
Proposal: Installation of additional window to flat.
Location: FLAT 1, PARK VIEW COURT, 68 CARDIFF ROAD, TAFFS WELL, CF15 7PQ

Report for Development Control Planning Committee

Llantwit Fardre

18/1367/10 Decision Date: 29/04/2019
Proposal: Demolish existing garage garden, excavate remained of garden to level ground, build retaining wall to part of garden perimeter, build new garden outhouse.
Location: 55 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE

19/0259/10 Decision Date: 30/04/2019
Proposal: Proposed hip to gable roof extension for loft conversion.
Location: 2 FFORDD-Y-CAPEL, EFAIL ISAF, PONTYPRIDD, CF38 1AP

19/0283/10 Decision Date: 01/05/2019
Proposal: Rear single storey extension
Location: 113 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NY

19/0312/10 Decision Date: 13/05/2019
Proposal: First floor extension above garage and replacement of existing conservatory with a lean-to extension.
Location: 45 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

Church Village

19/0187/09 Decision Date: 01/05/2019
Proposal: Certificate of lawful development for a proposed single storey rear extension
Location: 40 WOODLAND VIEW, CHURCH VILLAGE, PONTYPRIDD, CF38 1RW

19/0214/10 Decision Date: 13/05/2019
Proposal: Conversion of single dwelling into two semi-detached dwellings.
Location: 8 DYFFRYN TERRACE, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RE

19/0277/10 Decision Date: 01/05/2019
Proposal: Rear two storey extension and front single storey extension.
Location: 21 BROOKDALE COURT, CHURCH VILLAGE, PONTYPRIDD, CF38 1RP

19/0324/10 Decision Date: 20/05/2019
Proposal: Single storey rear extension
Location: 3 WESTON COURT, STATION ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RZ

19/0330/09 Decision Date: 01/05/2019
Proposal: Certificate of lawful development for a proposed single storey extension
Location: 11 WOODLAND VIEW, CHURCH VILLAGE, PONTYPRIDD, CF38 1RW

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

29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Tonteg

18/1391/10 Decision Date: 01/05/2019
Proposal: Change of use from first floor Light Industrial to Gymnasium. (Amended redline boundary and parking details received 27/03/19)
Location: UNIT 10 SEVERN ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP

19/0230/19 Decision Date: 29/04/2019
Proposal: Re-Pollarding of 3 Ash Trees to rear of property.
Location: 28 TOWYN WAY, TONTEG, PONTYPRIDD, CF38 1NB

Tonyrefail West

17/1314/10 Decision Date: 14/05/2019
Proposal: Provision of a parking area for 2no. cars to the front of the property with access across the verge from Franics Street.(Amended Plans received and amended description).
Location: DAVES GABLES, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DS

19/0357/08 Decision Date: 29/05/2019
Proposal: Main school sign.
Location: TONYREFAIL COMPREHENSIVE SCHOOL, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HG

19/0385/10 Decision Date: 23/05/2019
Proposal: Construction of garage.
Location: 10 HEOL TON, TONYREFAIL, PORTH, CF39 8DB

Tonyrefail East

19/0237/10 Decision Date: 01/05/2019
Proposal: Two storey extension.
Location: 59 PRICHARD STREET, TONYREFAIL, PORTH, CF39 8PB

19/0272/10 Decision Date: 08/05/2019
Proposal: Change of use of agricultural out buildings to equestrian indoor exercise area and stables (Affecting Public Rights of Way ANT/86/1, ANT/84/1 and ANT/92/1).
Location: GLYN FARM, LLANTRISANT ROAD, TONYREFAIL, PORTH, CF39 8YY

Report for Development Control Planning Committee

Beddau

19/0290/19 Decision Date: 08/05/2019
Proposal: T2 OAK - Trim Top of Tree, Remove Overhanging Branches
Location: AROSFA, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LR

19/0313/10 Decision Date: 17/05/2019
Proposal: Two storey side extension with addition of a porch to the front.
Location: 4 CLOS LLANGFNI, BEDDAU, PONTYPRIDD, CF38 2ST

19/0361/10 Decision Date: 28/05/2019
Proposal: Single storey extension.
Location: 6 CASTELL-Y-MYNACH ROAD, BEDDAU, PONTYPRIDD, CF38 2BG

Ty'n y Nant

19/0399/10 Decision Date: 22/05/2019
Proposal: Proposed side garage
Location: 99 WOODLAND ROAD, BEDDAU, PONTYPRIDD, CF38 2SE

Town (Llantrisant)

18/1348/10 Decision Date: 30/04/2019
Proposal: Change of use from agricultural field to residential garden and retention of associated outbuildings. Proposed retaining walls and filling in of hardstand area to be a level grassed garden area (Amended plan received and
Location: PANTGLAS FARM, CAE PANTGLAS, YNYSMAERDY, PONTYCLUN, CF72 8GX

19/0227/10 Decision Date: 29/04/2019
Proposal: Front porch and extension to living room.
Location: 1 SCHOOL STREET, LLANTRISANT, PONTYCLUN, CF72 8EN

19/0253/10 Decision Date: 30/04/2019
Proposal: Two storey extension.
Location: 1 DANYGRAIG TERRACE, LLANTRISANT ROAD, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BB

19/0295/10 Decision Date: 14/05/2019
Proposal: Two storey rear extension and glazed extension to right hand elevation.
Location: CAE RHYS, CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DH

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

29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Talbot Green

19/0174/10

Decision Date: 03/05/2019

Proposal:

Change of use of the former Magistrates Court to office and extension.

Location:

FORMER MAGISTRATES COURT & TY GWYN SCHOOL SITE, HEOL-Y-GYFRAITH, TALBOT GREEN, CF72 8AE

19/0175/01

Decision Date: 09/05/2019

Proposal:

Illuminated signage

Location:

FORMER MAGISTRATES COURT & TY GWYN SCHOOL SITE, HEOL-Y-GYFRAITH, TALBOT GREEN, CF72 8AE

19/0203/10

Decision Date: 22/05/2019

Proposal:

Retrospective application to retain garden fence.

Location:

ALMA COTTAGE, ROAD TO GRAIG VILLAS, LLANTRISANT, PONTYCLUN, CF72 8AU

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

29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Pontyclun

19/0249/10 Decision Date: 01/05/2019

Proposal: Two storey extension to side and rear

Location: 75 THE HOLLIES, BRYNSADLER, PONTYCLUN, CF72 9BB

19/0258/10 Decision Date: 07/05/2019

Proposal: Conversion of existing integral double garage.

Location: 22 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

19/0278/10 Decision Date: 07/05/2019

Proposal: Two storey side and rear storey extension.

Location: 44 YNYSDDU, PONTYCLUN, CF72 9UA

19/0348/10 Decision Date: 23/05/2019

Proposal: One dormer to front elevation, two dormers to rear.

Location: CARTREF, LLANHARRY ROAD, BRYNSADLER, PONTYCLUN, CF72 9BS

19/0350/10 Decision Date: 07/05/2019

Proposal: Proposed rear extension at first floor level over existing single storey

Location: TENBY HOUSE, LLANTRISANT ROAD, GROES-FAEN, PONTYCLUN, CF72 8NS

19/0354/10 Decision Date: 28/05/2019

Proposal: Rear extension

Location: 23 CLUN AVENUE, PONTYCLUN, CF72 9AG

19/0407/01 Decision Date: 23/05/2019

Proposal: Signage advertising 'AA Hand Car Wash' business.

Location: AA HAND CAR WASH, COWBRIDGE ROAD, PONTYCLUN, CF72 9EE

Report for Development Control Planning Committee

Llanharry

19/0257/09 Decision Date: 08/05/2019
Proposal: Single storey wooden structure to the rear elevation.
Location: 103 LLWYN ONN, TYLE GARW, PONTYCLUN, CF72 9EU

19/0262/10 Decision Date: 02/05/2019
Proposal: Single storey side extension with dormer loft conversion.
Location: 36 COED MIERI, TYLE GARW, PONTYCLUN, CF72 9UW

19/0358/10 Decision Date: 31/05/2019
Proposal: First floor side extension.
Location: 38 TREM Y GARTH, LLANHARRY, PONTYCLUN, CF72 9NL

Llanharan

19/0254/10 Decision Date: 03/05/2019
Proposal: Single storey extension
Location: 4 BRYN EGLWYS, LLANHARAN, PONTYCLUN, CF72 9PE

19/0275/19 Decision Date: 03/05/2019
Proposal: Works to trees within the curtilage of property to include pollarding, canopy reductions, deadwood removal and limb removal.
Location: GROVE COTTAGE, MILL LANE, LLANHARAN, PONTYCLUN, CF72 9PB

19/0294/10 Decision Date: 14/05/2019
Proposal: Regularise external storage heights to 5.5 metres, and modify customer parking bays.
Location: UNIT 4B TRAVIS PERKINS, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

Brynna

19/0327/10 Decision Date: 20/05/2019
Proposal: Storm porch to the front elevation.
Location: 10 LLANBRYN GARDENS, BRYNNA, PONTYCLUN, CF72 9TR

19/0333/10 Decision Date: 29/05/2019
Proposal: Dormer extension.
Location: 27 MANOR PARK, PENCOED, BRIDGEND, CF35 6PE

19/0345/09 Decision Date: 15/05/2019
Proposal: Certificate of Lawful Development for a proposed single storey rear extension.
Location: 17 HEATHFIELD CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:
Report for Development Control Planning Committee

29/04/2019 and 31/05/2019

Total Number of Delegated decisions is 86

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Trealaw

19/0250/10 Decision Date: 13/05/2019

Proposal: Erection of a pair of semi detached 2-bed town houses with parking provision (single garage) and public turning space to improve highways safety.

Location: LAND ADJACENT TO 3 SQUIRES ROW, TONYPANDY.

Reason: 1 The proposed access Squires Row lacks adequate width of carriageway, segregated footway, lack of turning area, sub-standard visibility splays, sub-standard junction radii, 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 totally blocking 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 The proposed dwellings as a result of their height and scale would have a detrimental visual impact on the character of the site and area as a whole. As such the development would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 5 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.

Porth

19/0236/01 Decision Date: 30/05/2019

Proposal: Freestanding timber advertisement hoarding.

Location: LIDL, CYMMER ROAD, DINAS, PORTH, CF39 9BL

Reason: 1 The proposed billboard by virtue of its siting, scale and design would result in a development that is poorly related to the store itself and would be an incongruous and intrusive structure that would add to the visual clutter in the vicinity, to the detriment of the appearance of the area and interests of amenity, contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Treforest

18/1260/10 Decision Date: 30/05/2019

Proposal: Change of use of 1 and 2 Police Houses, Brook Street from residential dwellings (Class C3) to 8 no. self-contained residential student flats (Sui Generis) including single storey extension to rear.

Location: 1 & 2 POLICE HOUSES, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TP

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 self-contained flats 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 Supplementary Planning Guidance: Development of Flats.

Hawthorn

19/0340/10 Decision Date: 20/05/2019

Proposal: Change of use from car hire to car sales and valeting service.

Location: ENTERPRISE RENT A CAR, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5BB

Reason: 1 The use of the site as a hand car wash/valeting centre results in a significant adverse impact upon the amenity standards previously enjoyed by the occupiers of the neighbouring residential properties by the way of increased nuisance. The use is therefore contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan, and the relevant guidance set out in Technical Advice Note 11: Noise.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Llantwit Fardre

19/0362/10

Decision Date: 21/05/2019

Proposal: Double storey extension to rear, new garage, porches to front, car port to side.

Location: 13 HEOL BRYNHYFRYD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RH

Reason: 1 By virtue of its design and massing, combined with the unsympathetic fenestration and materials, the proposed two storey extension would unacceptably conflict with the character of the host building and that of the surrounding area. It would also result in, via a joint cumulative impact with the new garage, an overbearing and overshadowing impact on No. 15 Heol Brynhyfryd, to the detriment of the residential amenity of the occupiers of that property, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 By virtue of the proposed seating area on its roof, the new garage would create harmful levels of overlooking to the surrounding neighbouring properties, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 By virtue of its design and unsympathetic use of materials, the proposed porch extension would be out of keeping with the host property and surrounding area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Town (Llantrisant)

19/0300/10 Decision Date: 28/05/2019

Proposal: Retention of agricultural track.

Location: TY CLWYDDAU FARM, HEOL-Y-SARN TO CASTELLAU ROAD, LLANTRISANT, PONTYCLUN, CF72 8LP

Reason: 1 The proposal amounts to unjustified development in the countryside that is not reasonably necessary to support a rural enterprise at Ty Clwyddau Farm, and it would therefore be unacceptably harmful to the character and appearance of the area and the Special Landscape Area at this location. For these reasons the proposal fails to satisfy policies AW2, AW5 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 There is insufficient information submitted with regard to the means of vehicular access to/from the public highway and the proposal fails to comply with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Insufficient information has been submitted to consider the consequences of the proposal for ecologically sensitive habitat and watercourses at the site. Therefore the proposal fails to satisfy policy AW8 of the Rhondda Cynon Taf Local Development Plan

19/0363/10 Decision Date: 29/05/2019

Proposal: Change of use from residential dwelling (C3) to 5 bedroom HMO (C4).

Location: 109 NEWBRIDGE ROAD, LLANTRISANT, PONTYCLUN, CF72 8EY

Reason: 1 The proposed development will result in increased parking demand to the further detriment of highway safety and the free flow of traffic which is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Pontyclun

19/0152/10 Decision Date: 28/05/2019

Proposal: New agricultural access.

Location: LAND OFF COWBRIDGE AT TALYGARN

Reason: 1 In the absence of any proven agricultural need, the proposed development is considered to represent unjustified and unsustainable development in the countryside, which is considered to detract from the character and appearance of the site and surrounding area contrary to Policies AW 2, AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development by virtue of its siting, scale and design, is considered to have a detrimental visual impact on the character of the area which is identified as a conservation area, a registered II* historic park and garden and a Strategic Landscape Area. As such the development is contrary to Policies AW 7 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The creation of an additional vehicular access on a strategic route (A4222) would result in the creation of undue traffic hazards and harm to the safety of all highway users and the 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 There is a lack of information related to the impact of the development on ecology and trees. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.

19/0269/10 Decision Date: 09/05/2019

Proposal: Proposed detached garage to front of property.

Location: 5 PARK LANE, GROES-FAEN, PONTYCLUN, CF72 8PB

Reason: 1 The proposal by virtue of its siting and scale would introduce an incongruous and dominant development which would be out of keeping with the character and appearance of the surrounding locality. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's SPG on Householder Development.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 29/04/2019 and 31/05/2019

Report for Development Control Planning Committee

Llanharry

19/0140/10

Decision Date: 28/05/2019

Proposal: New access to agricultural site.

Location: LAND OFF COWBRIDGE ROAD, TALYGARN

Reason: 1 In the absence of any proven agricultural need, the proposed development is considered to represent unjustified and unsustainable development in the countryside, which is considered to detract from the character and appearance of the site and surrounding area contrary to policies AW 2, AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development by virtue of its siting, scale and design, is considered to have a detrimental visual impact on the character of the area which is identified as a Strategic Landscape Area. As such the development is contrary to Policy SSA 23 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The creation of an additional vehicular access on a strategic route (A4222) would result in the creation of undue traffic hazards and harm to the safety of all highway users and the 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 There is a lack of information related to the impact of the development on ecology and trees. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 10