



PLANNING & DEVELOPMENT COMMITTEE

23 JANUARY 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 06/12/19 – 10/01/20

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.

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

23 JANUARY 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

Report for Development Control Planning Committee

Hirwaun

- 19/0165/15** Decision Date: 19/12/2019
Proposal: Variation of Condition 1 (time limit) to extend the date of commencement of planning permission ref 14/0600 for the demolition of the former Hirwaun Health Centre and erection of 5 no. 4 bedroom detached houses and
Location: FAIRLEAP HOUSE, BRECON ROAD, HIRWAUN, ABERDARE, CF44 9NS
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- 19/1169/10** Decision Date: 10/12/2019
Proposal: Single storey lean-to extension to side, extension to conservatory and flat roof dormer to rear.
Location: 1 MEADOW LANE, HIRWAUN, ABERDARE, CF44 9PU
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Penywaun

- 19/1121/10** Decision Date: 11/12/2019
Proposal: Concrete ramps to front access of the property.
Location: 3 BRODAWEL, PENYWAUN, ABERDARE, CF44 9BL
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Aberdare West/Llwydcoed

- 19/1030/10** Decision Date: 09/12/2019
Proposal: detached dwelling house with integral garage off private drive.
Location: PLOT 3, PLAS NEWYDD ISA, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YP.
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- 19/5143/41** Decision Date: 19/12/2019
Proposal: Proposed Attic Conversion and 'Granny Flat'
Location: 2 ROWAN COURT, CWMDARE, ABERDARE, CF44 8HB
-

Aberdare East

- 19/1111/01** Decision Date: 10/12/2019
Proposal: Installation of 4 no. digital freestanding signs and 1 no. 15" digital booth screen.
Location: MCDONALDS RESTAURANT, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL
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- 19/1182/01** Decision Date: 09/12/2019
Proposal: Reduction of existing fascia signage, inclusion of illuminated fascia signage & illuminated flag mounted wall signs, replacement of existing directional LED lighting with goose neck lamps.
Location: FAMILY SHOPPER, 1 CANON STREET, ABERDARE, CF44 7AT
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Cwmbach

- 19/0883/10** Decision Date: 12/12/2019
Proposal: Two storey side extension (amended plans received 07/11/2019).
Location: 58 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DN
-

Report for Development Control Planning Committee

Mountain Ash East

19/1142/10 Decision Date: 19/12/2019
Proposal: Two storey extension.
Location: 7 MIDDLE ROW, CWMPENNAR, MOUNTAIN ASH, CF45 4DN

Abercynon

19/1175/10 Decision Date: 23/12/2019
Proposal: Extension to rear, side and front elevations.
Location: 7 SPRINGFIELD DRIVE, ABERCYNON, MOUNTAIN ASH, CF45 4UB

Ynysybwl

19/1097/10 Decision Date: 13/12/2019
Proposal: Change of use of garage into beauty treatment room.
Location: 31 HAFAN HEULOG, YNYSYBWL, PONTYPRIDD, CF37 3JJ

19/1196/10 Decision Date: 10/01/2020
Proposal: Rear dormer & balcony rooflight.
Location: 129 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3EB

Aberaman North

19/1205/10 Decision Date: 17/12/2019
Proposal: Subdivision of property into three separate units to comprise: showroom (no. 325), workshop (no.325a) and café (no.326), with amendment to previously approved changes to shopfront fenestration (18/0175/10)
Location: 325/326 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6UU

Treorchy

19/1096/10 Decision Date: 06/12/2019
Proposal: Ground floor rear extension
Location: 21 ILLTYD STREET, TREORCHY, CF42 6NW

19/1118/10 Decision Date: 08/01/2020
Proposal: Two-storey rear extension and outbuilding to rear curtilage. (Amended: 06/12/2019)
Location: 31 TROEDYRHIW TERRACE, TREORCHY, CF42 6PG

19/1120/10 Decision Date: 06/12/2019
Proposal: Three lock-up garages & three containers.
Location: LAND TO THE REAR OF 42 - 46 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

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

06/12/2019 and 10/01/2020

Report for Development Control Planning Committee

Pentre

19/1102/01 Decision Date: 06/12/2019
Proposal: Removal of existing 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-poster).
Location: LAND AT 15 YSTRAD ROAD, PENTRE, CF41 7PH

Cwm Clydach

19/1132/10 Decision Date: 19/12/2019
Proposal: Two storey detached garage with workshop/hobby room.
Location: LAND ADJACENT TO ADAMS STREET, CLYDACH, TONYPANDY

Tonypandy

19/0786/10 Decision Date: 06/01/2020
Proposal: Conversion of three-story house and ground floor shop to 4 number self-contained flats (FCA received 20th November 2019).
Location: 7 LLWYNPIA ROAD, TONYPANDY, CF40 2EL

Trealaw

19/1134/10 Decision Date: 13/12/2019
Proposal: Alterations to platform and stairs to rear. (Reduction in width).
Location: 77 NEW CENTURY STREET, TREALAW, TONYPANDY, CF40 2PG

Porth

19/1131/09 Decision Date: 19/12/2019
Proposal: Car park.
Location: CAR PARK BETWEEN HANNAH STREET AND PONTYPRIDD ROAD, PORTH, CF39 9PH.

Cymmer

19/1153/10 Decision Date: 09/01/2020
Proposal: Two-storey rear extension.
Location: 8 RICKARDS STREET, GLYNFACH, PORTH, CF39 9LL

Ferndale

19/1128/10 Decision Date: 16/12/2019
Proposal: Two storey rear extension.
Location: 95 TAFF STREET, FERNDAL, CF43 4NG

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

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Report for Development Control Planning Committee

Maerdy

19/1126/10 Decision Date: 20/12/2019
Proposal: Erection of ground floor rear extension, outbuilding and front porch.
Location: 5 SPRINGFIELD ROAD, MAERDY, FERNDALE, CF43 4BW

Town (Pontypridd)

19/0906/10 Decision Date: 08/01/2020
Proposal: First floor rear extension and front and rear dormer extensions (amended plan received 13/11/2019).
Location: 1 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EN

Rhondda

19/0827/15 Decision Date: 11/12/2019
Proposal: Variation of Condition 1 of previously approved planning application 14/1272/10, (construction of three-storey detached dwelling) to extend time for commencement of works for a further 5 years.
Location: LAND ADJACENT TO 42 PANTYGRAIGWEN ROAD, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2RS

19/1197/10 Decision Date: 06/01/2020
Proposal: Single storey rear extension with roof terrace.
Location: 39 PANTYGRAIGWEN ROAD, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2RR

Hawthorn

19/1105/10 Decision Date: 18/12/2019
Proposal: Proposed change of use from D1 floorspace to 1 no. two-bedroom and 1 no. one-bedroom apartment and associated refurbishment works.
Location: UNIT A, LIBRARY COURT, POPLAR ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5LX

19/1163/10 Decision Date: 20/12/2019
Proposal: Two storey rear extension.
Location: 21 LAUREL AVENUE, HAWTHORN, PONTYPRIDD, CF37 5AU

Ffynon Taf

19/0898/10 Decision Date: 09/01/2020
Proposal: Proposed two storey side extension and change of use of land to extend garden curtilage.
Location: 34 TY RHIW, TAFFS WELL, CARDIFF, CF15 7RX

19/1264/30 Decision Date: 06/01/2020
Proposal: Steel portal-framed building.
Location: CRAIG YR ALLT FARM, UPLANDS, NANTGARW, TAFFS WELL, CAERPHILLY, CF83 1NF

Report for Development Control Planning Committee

Llantwit Fardre

19/0959/10 Decision Date: 19/12/2019
Proposal: Proposed front & rear extensions, conversion of garage into habitable room, raising of existing roof ridge height (amended plans and description received 05/11/19).
Location: 41 CLOS CEFN GLAS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS

19/1073/10 Decision Date: 23/12/2019
Proposal: Double storey rear extension. (Amended Plans Received 02/12/19)
Location: 20 ALDER GROVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JX

19/1147/10 Decision Date: 07/01/2020
Proposal: Change of use from bus and coach depot to enclosed self storage area.
Location: UNIT 10 EDWARDS COACHES, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EE

19/1202/09 Decision Date: 19/12/2019
Proposal: Certificate of lawful development for a proposed single storey rear extension.
Location: 42 CLOS CEFN GLAS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS

Church Village

19/1123/10 Decision Date: 16/12/2019
Proposal: Two storey rear extension.
Location: TYLAGWYN, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RL

19/1164/10 Decision Date: 12/12/2019
Proposal: Demolition of conservatory, replacement single storey extension.
Location: 16 MEADOW BROOK, CHURCH VILLAGE, PONTYPRIDD, CF38 1DJ

19/5141/41 Decision Date: 20/12/2019
Proposal: Replacement of existing farmhouse with new 4 bedroom detached dwelling
Location: TYR PERSON FARM, CHURCH VILLAGE, PONTYPRIDD, CF38 1EF

Tonteg

18/0720/10 Decision Date: 19/12/2019
Proposal: Re-profiling of garden, new walls to front, side and rear and new boundary fencing (retrospective).
Location: BRYNDERWEN, TIR-Y-GRAIG, TONTEG, PONTYPRIDD, CF38 1LJ

19/0926/09 Decision Date: 09/01/2020
Proposal: Proposed garage conversion to accommodation.
Location: CARE HOME, 21 TOWYN WAY, TONTEG, PONTYPRIDD, CF38 1NB

Report for Development Control Planning Committee

Gilfach Goch

19/1119/10 Decision Date: 20/12/2019
Proposal: Proposed dwelling and detached double garage.

Location: LAND NORTH OF 3 & 4 ROSEHILL TERRACE, GILFACH GOCH

Tonyrefail West

19/0810/10 Decision Date: 02/01/2020
Proposal: Ground floor front extension

Location: 36 CEDARWOOD DRIVE, MOUNTAIN VIEW, TONYREFAIL, PORTH, CF39 8JB

19/1139/10 Decision Date: 20/12/2019
Proposal: Attached garage to northern side elevation

Location: 25 HEOL DINAS ISAF, WILLIAMSTOWN, TONYPANDY, CF40 1NG

Tonyrefail East

19/1094/10 Decision Date: 19/12/2019
Proposal: Detached garage with flat roof.

Location: LAND ADJACENT TO 14 COLLENNA ROAD, TONYREFAIL, PORTH, CF39 8EL

19/1195/10 Decision Date: 07/01/2020
Proposal: 2 storey extension with garage.

Location: 32 THE MEADOWS, COEDEL, TONYREFAIL, PORTH, CF39 8BS

Ty'n y Nant

19/0910/10 Decision Date: 09/12/2019
Proposal: Two storey side extension with vehicular access from side of property. (Amended Plans and description 07/11/19)

Location: 39 FAIRVIEW, BEDDAU, PONTYPRIDD, CF38 2DE

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

Town (Llantrisant)

19/0640/10 Decision Date: 08/01/2020
Proposal: Demolition of existing garage and replace with a new garage.
Location: 12 ST DAVID'S PLACE, LLANTRISANT, PONTYCLUN, CF72 8HA

19/1007/10 Decision Date: 09/12/2019
Proposal: Local Energy Centre, comprising combined heat & power and battery storage.
Location: ROYAL MINT, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YT

19/1106/10 Decision Date: 13/12/2019
Proposal: Ground floor rear extension
Location: TY LAFANT, 7 LONGACRE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8DS

19/1178/10 Decision Date: 18/12/2019
Proposal: First floor side extension.
Location: 2 HIGHDALE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QE

Talbot Green

19/1144/01 Decision Date: 18/12/2019
Proposal: Installation of 4 new digital freestanding signs and 1no 15" digital booth screen.
Location: MCDONALDS RESTAURANT, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

19/1218/10 Decision Date: 08/01/2020
Proposal: Ground floor extension to northern side elevation.
Location: NEWLAND, 44 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

Pontyclun

19/1179/19 Decision Date: 09/01/2020
Proposal: Tree works to group TPO (6, 1976) including general maintenance, major maintenance and fell / remove.
Location: PANTYQUESTA HOUSE, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

Llanharry

19/1107/09 Decision Date: 10/01/2020
Proposal: Single storey extension.
Location: 2 SGUBOR GOCH, LLANHARRY, PONTYCLUN, CF72 9NF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
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06/12/2019 and 10/01/2020

Report for Development Control Planning Committee

Llanharan

19/0725/10 Decision Date: 10/12/2019

Proposal: Single storey side (southern) extension with dormer to side elevation. (Amended 22/10/19).

Location: TY UCHAF, MYNYDD COEDBYCHAN ROAD, BRYNHEULOG, BRYNNA, PONTYCLUN, CF72 9QS

19/0988/10 Decision Date: 08/01/2020

Proposal: Change of use of area to rear of the site to form a car park.

Location: WELSH BLOOD SERVICE, GWAUN ELAI INDUSTRIAL ESTATE, LLANTRISANT, PONTYCLUN, CF72 9WB

Brynna

19/0961/10 Decision Date: 02/01/2020

Proposal: Replace flat garage roof with pitched roof (Retrospective).

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

19/1203/10 Decision Date: 07/01/2020

Proposal: Rear single storey extension.

Location: 22 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX

Total Number of Delegated decisions is 58

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

19/1040/10 Decision Date: 09/12/2019

Proposal: Demolish existing garage, erect a 2 bed dwelling (amended plans received 05/11/19)

Location: 2 PEN Y LAN, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TN

Reason: 1 The proposed development, by virtue of its siting, scale and design would result in a visually incongruous dwelling, poorly related to the surrounding settlement pattern and would have an adverse impact upon the character and appearance of the area. The proposal is therefore considered to be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed development will lead to reversing movements to and from Llwydcoed Road (B4276) with sub-standard visibility to the detriment of safety of all highway users and free flow of traffic. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

Reason: 2 By virtue of its siting, scale and design the proposed development is considered to have a significant detrimental impact upon the amenity and outlook of neighbouring residents. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The proposed development removes a car parking space and turning area currently available for the existing dwelling resulting in reversing movements and on-street car parking along Llwydcoed Road (B4276) to the detriment of safety of all highway users and free flow of traffic. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

Ystrad

19/0864/10 Decision Date: 23/12/2019

Proposal: Convert existing lower ground floor/garage to a 3 bed flat.

Location: 78A WILLIAM STREET, YSTRAD, PENTRE, CF41 7QY

Reason: 1 The proposed residential use, in the form of an additional self-contained flat within the basement of an existing terraced property, is considered to represent an inappropriate conversion that would result in the creation of poor quality living accommodation, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

The proposed development removes the existing off-street car parking provision and increases the existing demand in an area where there is already considerable demand for on-street space leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway and free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Llanharan

19/1138/13 Decision Date: 17/12/2019

Proposal: Erection of 1 x 3 bed dwelling (Outline).

Location: TY CELYN, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9HJ

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.

Reason: 2 The proposed access off Industrial Estate Road is considered unacceptable to serve a residential dwelling and vehicular and pedestrian movements associated with the residential dwelling would be severely compromised by Industrial Estate HGV movements to the detriment of safety of all highway users and free flow of traffic. Therefore, the development would be contrary to Policy AW5 of the Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

Reason: 3 Due to the minor scale of the application site and the proximity of any dwelling to the existing, adjacent dwellings, the construction of a residential dwelling at the site would inevitably result in having an unacceptable impact on both the character and appearance of the area and residential amenity and privacy of neighbouring properties and would therefore not comply with Policies AW5 and AW6 of the Local Development Plan.

Total Number of Delegated decisions is 3