



PLANNING & DEVELOPMENT COMMITTEE

5 MARCH 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 27/01/2020 and 21/02/2020.

Delegated Decisions Approvals and Refusals with reasons.

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2. RECOMMENDATION

That Members note the information.

APPEAL DECISIONS RECEIVED

APPLICATION NO: 19/0599
APPEAL REF: A/19/3240923
APPLICANT: Mr A Sadiq
DEVELOPMENT: UNIT 1 SHOPPING PRECINCT, CARDIGAN CLOSE,
TONTEG, PONTYPRIDD, CF38 1LD
LOCATION: Installation of cooking systems within the existing general
store for the preparation and sale of hot pizza products
(change of use of part of unit from A1 to A3)
DECIDED: 11/09/2019
DECISION: Refused
APPEAL RECEIVED: 11/11/2019
APPEAL DECIDED: 26/02/2020
APPEAL DECISION: Dismissed

APPLICATION NO: 19/0995
APPEAL REF: D/19/3242674
APPLICANT: Mr L Perry
DEVELOPMENT: 22 TUDOR STREET, RHYDYFELIN, PONTYPRIDD, CF37
5LB
LOCATION: Two storey rear extension.
DECIDED: 04/12/2019
DECISION: Refused
APPEAL RECEIVED: 06/12/2019
APPEAL DECIDED: 11/02/2019
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

DATE

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

- 19/0408/10** Decision Date: 21/02/2020
Proposal: Change of use from former public house to hairdressers and retail shop. (Parking Layout Received 28/05/19)
(Amended Plans and Description received 11/12/19)
Location: 54 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW
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- 19/1239/10** Decision Date: 29/01/2020
Proposal: Provision of a side extension, new cement render finish to all elevations and replacement of windows and doors.
Location: CORNELLY BUNGALOW, SWANSEA ROAD, HIRWAUN, ABERDARE, CF44 9PF
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Aberdare West/Llwydcoed

- 19/1320/10** Decision Date: 17/02/2020
Proposal: Two storey side extension and refurbishment of dwelling.
Location: HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW
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- 19/1324/10** Decision Date: 05/02/2020
Proposal: Domestic external alterations including, rebuilding garage raising the floor and extending garage roof to provide covered area in front of garage and regrading part of the drive, glazed canopy to rear and side privacy
Location: 16 BIRCHGROVE, CWMDARE, ABERDARE, CF44 8DD
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Aberdare East

- 19/1295/10** Decision Date: 31/01/2020
Proposal: Single storey annexe to side elevation.
Location: 13 HARLECH PLACE, ABERDARE, CF44 7PR
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Mountain Ash East

- 19/1301/10** Decision Date: 10/02/2020
Proposal: Construction of new porch and canopy to front and side of property and single storey rear extension
Location: 12 ABER-FFRWD ROAD, ABERPENNAR, CF45 4AR
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- 19/1303/10** Decision Date: 27/01/2020
Proposal: Double garage.
Location: 76 CARDIFF ROAD, MOUNTAIN ASH, CF45 4HD
-

Penrhiwceiber

- 19/1222/10** Decision Date: 28/01/2020
Proposal: Proposed drive, retaining wall and raised patio level to front of house (retrospective).
Location: 68 GLAMORGAN STREET, PERTHCELYN, MOUNTAIN ASH, CF45 3RJ
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Report for Development Control Planning Committee

Ynysybwl

19/0970/10 Decision Date: 29/01/2020

Proposal: Detached Outbuilding.

Location: CARREG BARN, MILL ROAD, YNYSYBWL, PONTYPRIDD, CF37 3LS

19/1297/10 Decision Date: 07/02/2020

Proposal: Demolition of existing garage, construction of rear/side extension, installation of rooflights & construction of driveway to front of property.

Location: 10 BRYN AWEL, YNYSYBWL, PONTYPRIDD, CF37 3DH

Aberaman South

19/1013/12 Decision Date: 11/02/2020

Proposal: The development of a listed building into 5 residential dwellings

Location: FORMER STABLES, HEOL TY ABERAMAN, ABERAMAN, ABERDARE

Report for Development Control Planning Committee

Treherbert

19/0600/10 Decision Date: 14/02/2020
Proposal: Proposed construction of a dwelling. (Resubmission)

Location: LAND AT TYNEWYDD FARM, MOUNTAIN VIEW, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5LU

19/1176/10 Decision Date: 29/01/2020
Proposal: Roller shutter door to shop front.

Location: 160 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE

Treorchy

19/1231/10 Decision Date: 31/01/2020
Proposal: Two storey rear extension.

Location: 24 HIGH STREET, TREORCHY, CF42 6NR

Llwynypia

19/1201/10 Decision Date: 28/01/2020
Proposal: Two-storey rear extension.

Location: 21 HOLYROOD TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HP

Tonypandy

19/1276/10 Decision Date: 14/02/2020
Proposal: Change of use from A2 to A3, minor refurbishment alterations to the inside of the building with the addition of a kitchen and a disabled toilet to facilitate the use of a coffee shop.

Location: 121 DUNRAVEN STREET, TONYPANDY, CF40 1AS

Ferndale

19/1157/10 Decision Date: 29/01/2020
Proposal: External lighting/bin store/secure buggy store.

Location: FERNDAL COURT, FERNDAL, CF43 4NB

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

27/01/2020 and 21/02/2020

Report for Development Control Planning Committee

Cilfynydd

19/1212/10 Decision Date: 03/02/2020
Proposal: Two storey extension.
Location: 16 OAKLAND TERRACE, CILFYNYDD, PONTYPRIDD, CF37 4HB

Glyncoch

19/1140/10 Decision Date: 14/02/2020
Proposal: Dwelling with basement garage. (Amended Plans Received 22/01/2020)
Location: 1 ORCHARD DRIVE, GLYNCOCH, PONTYPRIDD, CF37 3BB

Town (Pontypridd)

19/1166/10 Decision Date: 19/02/2020
Proposal: Single storey extension (amended plans received 06/01/2020).
Location: 35 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

Trallwn

19/1130/10 Decision Date: 31/01/2020
Proposal: Single storey extension to rear and side (amended plans received 12/12/2019).
Location: 28 MACKINTOSH ROAD, PONTYPRIDD, CF37 4AG

Rhondda

19/0537/13 Decision Date: 14/02/2020
Proposal: Proposed 2 bedroom detached dwelling (Outline all matters reserved) (Amended site location plan received 09/07/19) (Amended Flood Consequences Assessment Received 15/01/2020)
Location: 89 TREHAFOD ROAD, TREHAFOD, PONTYPRIDD, CF37 2LY

Treforest

19/1133/10 Decision Date: 10/02/2020
Proposal: Detached bungalow, shed and new pedestrian access (Amended Location Plan and Site Plan 09/12/2019).
Location: 26 RAYMOND TERRACE, TREFOREST, PONTYPRIDD, CF37 1ST

Hawthorn

19/1287/10 Decision Date: 05/02/2020
Proposal: Ground floor side/rear extension
Location: 79 YNYSLYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AR

Report for Development Control Planning Committee

Ffynon Taf

19/1259/10 Decision Date: 29/01/2020
Proposal: Rear single storey extension (Amended plans received 13/01/2020).
Location: 7 MOY ROAD, TAFFS WELL, CARDIFF, CF15 7PW

19/1281/10 Decision Date: 11/02/2020
Proposal: Change of use from clothes shop to a nail salon.
Location: 28 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF

19/1307/08 Decision Date: 13/02/2020
Proposal: The construction of two temporary classroom blocks and yard.
Location: FFYNNON TAF PRIMARY SCHOOL, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PR

Llantwit Fardre

19/1273/10 Decision Date: 29/01/2020
Proposal: Proposed garage conversion and porch.
Location: 17 CLOS DYFODWG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TP

19/1292/19 Decision Date: 05/02/2020
Proposal: Proposed pruning of oak tree (T3) to include removal of deadwood of diameter >50mm. Undertake 3m overall crown reduction to remaining live crown, pruning back to suitable growing points.
Location: HAZELWOOD HOUSE, HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN

Tonteg

19/1260/10 Decision Date: 27/01/2020
Proposal: First floor extension above existing garage. (Amended Plans Received 14/01/20)
Location: 35 TOWYN WAY, TONTEG, PONTYPRIDD, CF38 1NB

19/1283/10 Decision Date: 05/02/2020
Proposal: Single storey rear extension, ground and first floor side extensions.
Location: 48 THE RIDINGS, TONTEG, PONTYPRIDD, CF38 1PL

Gilfach Goch

19/1271/10 Decision Date: 28/01/2020
Proposal: First floor rear extension, window to side elevation and front porch addition
Location: 62 THOMAS STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8TU

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

27/01/2020 and 21/02/2020

Report for Development Control Planning Committee

Tonyrefail East

19/1103/10 Decision Date: 05/02/2020
Proposal: Ground floor front extension (as amended 31/01/2020)
Location: 39 PARKLAND CRESCENT, TONYREFAIL, PORTH, CF39 8PF

Beddau

19/1266/10 Decision Date: 29/01/2020
Proposal: Conversion of garage, construction of two storey rear extension (Resubmission).
Location: 120 BRYNTEG GREEN, BEDDAU, PONTYPRIDD, CF38 2PT

19/1325/10 Decision Date: 10/02/2020
Proposal: Single storey extension to front & side.
Location: 53 CYNAN CLOSE, BEDDAU, PONTYPRIDD, CF38 2TL

Town (Llantrisant)

19/1036/10 Decision Date: 29/01/2020
Proposal: Proposed 2 bed bungalow.
Location: 71 SOUTHGATE AVENUE, LLANTRISANT, PONTYCLUN, CF72 8DR

Talbot Green

19/1077/10 Decision Date: 28/01/2020
Proposal: Two-storey side extension
Location: 12 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN, CF72 8HR

19/1183/10 Decision Date: 05/02/2020
Proposal: Two-storey side extension, ground floor rear 'wraparound' extension and loft conversion
Location: 19 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

19/1207/10 Decision Date: 04/02/2020
Proposal: First floor extension and internal alterations.
Location: SANDS PRIVATE HEALTH CLINIC, 67 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AE

19/1293/10 Decision Date: 05/02/2020
Proposal: Proposed single story rear extension (as amended 30/01/2020)
Location: 4 FIRBANKS WAY, TALBOT GREEN, PONTYCLUN, CF72 8LB

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

27/01/2020 and 21/02/2020

Report for Development Control Planning Committee

Pontyclun

19/1209/10

Decision Date: 27/01/2020

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

Location: AMBLECOTE, 13 PARK CRESCENT, PONTYCLUN, CF72 9BR

Brynna

19/0531/10

Decision Date: 28/01/2020

Proposal: Construction of storage unit to replace steel containers (description amended 03/12/19).

Location: CAE BACH, FELINDRE ROAD, LLANHARAN, BRIDGEND, CF35 5BF

19/0969/10

Decision Date: 03/02/2020

Proposal: Extension of garden curtilage.

Location: 28 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX

19/1083/10

Decision Date: 28/01/2020

Proposal: Two-storey side and ground floor rear 'wraparound' extension, front porch and alterations to parking arrangements

Location: 255 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TQ

Total Number of Delegated decisions is 44

Aberdare West/Llwydcoed

19/0739/10

Decision Date: 23/01/2020

Proposal: Proposed new detached rural enterprise dwelling.

Location: TIR MAWR FARM, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX

Reason: 1 The proposal would represent unjustified development outside the settlement boundary in an unsustainable location, effectively representing a proposal to erect a second agricultural workers dwelling at the site where such a need has not been sufficiently proven. The proposed development is therefore contrary to policies AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan and guidance contained in Planning Policy Wales: Technical Advice Note 6 - Planning for Sustainable Rural Communities.

Additionally, whilst it is considered that the site is physically large enough to accommodate a dwelling of the scale proposed, along with associated access, parking and amenity space, it is considered that any development at the application site would be insensitive and harmful to the rural character of the site and surrounding Special Landscape Area and the proposal would therefore be contrary to Policies AW5, AW6 and NSA25 in respect of its potential visual impact.

Mountain Ash West

19/1049/10

Decision Date: 27/01/2020

Proposal: Construction of 51 bedroom nursing care home together with associated access, landscaping and infrastructure.

Location: LAND AT FORMER NIXONS WORKINGMENS CLUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HE

Reason: 1 The proposed development would have a detrimental impact upon pedestrian and highway safety in the vicinity of the site, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

The red line boundary of the main care home site does not include the Nixon's Workingmen's Club access road or car park to ensure right of access to the proposed car parking resulting in the potential loss of 11 no. spaces to the detriment of safety of all highway users;

The car parking as proposed at the main care home site reduces the available car parking for the existing Nixon's Workingmen's Club leading to indiscriminate on-street car parking to the detriment of safety of all highway users and free flow of traffic;

The proposed main care home access road width of 4.1m is sub-standard for a standard vehicle and delivery vehicle to pass one another resulting in potential reversing movements to Oxford Street with sub-standard vision to the detriment of safety of all highway users;

The main care home site access as proposed has sub-standard vision to Oxford Street to the detriment of safety of all highway users;

The ambulance swept path analysis submitted indicates a vehicle would not access the space safely without impacting on the public footway and proposed building porch area to the detriment of safety of all highway users;

The ancillary overflow car park would result in multiple vehicular movements potentially in reverse gear at the heart of town centre which is heavily congested with vehicular and pedestrian traffic increasing hazards and impacting on the free flow of traffic to the detriment of safety of all highway users.

Reason: 2 The proposed development of a care home building of the scale, design and resulting overall mass proposed would not be appropriate in this location. It would result in an incongruous and dominant feature in the street scene, and an unacceptable detrimental impact upon the visual amenity of the immediate locality and more traditional character and appearance of the wider town centre. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.

Reason: 3 Insufficient information has been submitted to demonstrate that the proposed development would not result in a detrimental impact upon ecology on the site. As such the proposal is contrary to the provisions of Policy AW8 of the Rhondda Cynon Taf Local Development Plan

Reason: 4 Insufficient information has been submitted to demonstrate that the proposed development would not result in a detrimental impact upon future residents of the proposed care home by way of noise/disturbance and poor air quality. As such the proposal is contrary to the provisions of Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Ynysybwl

19/1286/13

Decision Date: 29/01/2020

Proposal: Outline application for a residential dwelling with access and scale considered.

Location: LAND OPPOSITE 1 GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD

Reason: 1 The proposed dwelling and associated engineering works by virtue of their siting, scale and design on this steeply sloping site, would result in a detrimental visual impact on the character and appearance of the area. As such, the development would be contrary to Policies AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed dwelling and associated engineering works by virtue of their siting and scale on this steeply sloping site, would be detrimental to the amenity and privacy of occupiers of residential properties in Clydach Road. As such, the development would be contrary to Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Treherbert

19/0560/10 Decision Date: 07/02/2020

Proposal: Proposed conversion of shop to residential.

Location: 140 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

Reason: 1 Insufficient evidence has been submitted to demonstrate that the retention of the existing retail premises for retail purposes has been fully explored without success by the way of marketing for appropriate retail purposes at reasonable market rates for a minimum of 12 months. As such, there is no justification for allowing the loss of a retail unit in the Town's retail centre. The proposal is therefore contrary to Policy AW11 of the Rhondda Cynon Taf Local Development Plan.

Tylorstown

19/1269/15 Decision Date: 24/01/2020

Proposal: Variation of conditions 3 and 4 of application 54/82/0776 to allow the sale of hot food for takeaway purposes and to extend the hours of operation from 09.00am to 10.30pm daily.

Location: 17 EAST ROAD, TYLORSTOWN, FERNDAL, CF43 3HF

Reason: 1 The use of the premises as a hot food takeaway would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason:

The proposed hot food takeaway at this location would give rise to a greater intensity of short-term on-street parking along East Road (A4233) in close proximity to the signalised crossing point and affect the safety and free flow of traffic to the detriment of highway and pedestrian safety.

Town (Llantrisant)

19/1279/10 Decision Date: 03/02/2020

Proposal: Change of use from A1 (toy shop) to C3(a) (two bedroom domestic dwelling)

Location: TRADITIONAL TOYS, 6 BULLRING, LLANTRISANT, PONTYCLUN, CF72 8EB

Reason: 1 Insufficient evidence has been submitted to demonstrate that the retention of the existing retail premises for retail purposes has been fully explored without success by the way of marketing for appropriate retail purpose at reasonable market rates for a minimum of 12 months. As such, there is no justification for allowing the loss of a retail unit in the Town's retail centre. The proposal is therefore contrary to Policy AW11 of the Rhondda Cynon Taf Local Development Plan.
