



PLANNING & DEVELOPMENT COMMITTEE

16 JULY 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 20/07/2020 – 07/08/2020

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

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 APRIL 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

Aberdare West/Llwydcoed

20/0483/10 Decision Date: 29/07/2020
Proposal: Proposed extension over existing garage.

Location: 9 ASHBOURNE COURT, CWMDARE, ABERDARE, CF44 8HA

20/0573/10 Decision Date: 04/08/2020
Proposal: Remove duo-pitch roof, construct single storey extension to rear. New trussed roof over, dormer windows to front, rooflights to rear.

Location: THE ANCHORAGE, GLAN ROAD, GADLYS, ABERDARE, CF44 8BW

Aberdare East

20/0467/10 Decision Date: 22/07/2020
Proposal: External glazed canopy to the front elevation of the property.

Location: SUMMERFIELD HOUSE, PLASDRAW PLACE, ABER-NANT, ABERDARE, CF44 0NS

20/0488/23 Decision Date: 06/08/2020
Proposal: Prior approval for a new station platform with associated access ramps and retaining structures.

Location: SOUTH-EAST OF ABERDARE RAILWAY STATION, ABERNANT ROAD, ABERDARE, CF44 0PU

20/0512/10 Decision Date: 03/08/2020
Proposal: Proposed change of use from public house to 5 bedroom dwelling.

Location: MACKWORTH ARMS PUBLIC HOUSE, 25 GADLYS ROAD, GADLYS, ABERDARE, CF44 8AE

Cwmbach

20/0244/10 Decision Date: 21/07/2020
Proposal: Rear and side extensions, front porch and raising of ridge height of main dwelling.

Location: 1 PIT PLACE, ABERDARE ROAD, CWMBACH, ABERDARE, CF44 0LW

20/0245/10 Decision Date: 24/07/2020
Proposal: Rear extension, front porch and raising of ridge height of main dwelling.

Location: 2 PIT PLACE, ABERDARE ROAD, CWMBACH, ABERDAR, CF44 0LW

20/0534/10 Decision Date: 21/07/2020
Proposal: Proposed retail pod.

Location: ASDA STORES LTD, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

20/0535/01 Decision Date: 21/07/2020
Proposal: Advertisement consent to promote the brand and services of a new retail pod.

Location: ASDA STORES LTD, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

Report for Development Control Planning Committee

Mountain Ash East

20/0493/10 Decision Date: 24/07/2020

Proposal: First floor rear extension.

Location: 2-3 LOW ROW, CWMPENNAR, MOUNTAIN ASH, CF45 4DL

20/0514/10 Decision Date: 20/07/2020

Proposal: Single storey extension providing utility/breakfast space along with other alterations. Provision of double garage with storage/home office space over.

Location: APRIL HOUSE, TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DY

Mountain Ash West

20/0501/10 Decision Date: 05/08/2020

Proposal: Two storey side extension.

Location: 31 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

Penrhiwceiber

20/0424/10 Decision Date: 29/07/2020

Proposal: Single storey rear extension.

Location: 6 HUGHES STREET, MOUNTAIN ASH, CF45 3UG

20/0562/10 Decision Date: 31/07/2020

Proposal: Proposed first floor extension.

Location: 21 ALBANY STREET, MOUNTAIN ASH, CF45 3BE

Abercynon

20/0360/10 Decision Date: 30/07/2020

Proposal: Single storey rear extension (amended plans received 30/06/20).

Location: 23 GREENFIELD TERRACE, ABERCYNON, ABERPENNAR, CF45 4TN

Report for Development Control Planning Committee

Treherbert

19/1302/10 Decision Date: 30/07/2020
Proposal: Outbuilding to rear curtilage and retention of boundary wall
Location: 78 BROOK STREET, BLAENRHONDDA, TREORCHY, CF42 5SA

20/0487/23 Decision Date: 06/08/2020
Proposal: Prior Approval for construction of a staff welfare facility and associated parking. The welfare facility as proposed includes the provision of toilets, washing and changing facilities as well as a rest room.
Location: WEST OF TREHERBERT RAILWAY STATION, STATION TERRACE, TREHERBERT, TREORCHY, CF42 5HU

Treorchy

20/0307/10 Decision Date: 30/07/2020
Proposal: Demolition of garage and erection of a new double garage.
Location: LAND TO THE REAR OF 47 & 48 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

20/0341/10 Decision Date: 05/08/2020
Proposal: Two-storey rear extension and internal modifications.
Location: 113 DUMFRIES STREET, TREORCHY, CF42 6TS

Pentre

20/0528/10 Decision Date: 04/08/2020
Proposal: Proposed first floor side extension.
Location: 28 KENNARD STREET, TON PENTRE, PENTRE, CF41 7AY

Ystrad

20/0504/10 Decision Date: 24/07/2020
Proposal: Two storey side extension.
Location: HEDDFAN, PENRHYS ROAD, PENRHYS, PENTRE, CF41 7SW

20/0520/10 Decision Date: 30/07/2020
Proposal: New vehicle hardstand and roller shutter
Location: 47 LLOYD STREET, GELLI, PENTRE, CF41 7NQ

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

20/07/2020 and 07/08/2020

Report for Development Control Planning Committee

Tonypandy

20/0452/10 Decision Date: 20/07/2020
Proposal: Change of use - 1st floor from commercial to self-contained flat.
Location: DUNRAVEN CHAMBERS, EBENEZER ROAD, TONYPANDY, CF40 1BB

20/0531/10 Decision Date: 30/07/2020
Proposal: First floor rear extension.
Location: 26 COURT STREET, TONYPANDY, CF40 2RQ

20/0598/10 Decision Date: 06/08/2020
Proposal: Proposed rear conservatory.
Location: VALLEY VIEW, OLD STREET, TONYPANDY, CF40 2AG

Trealaw

20/0537/10 Decision Date: 30/07/2020
Proposal: Retrospective application for rear garden timber decking with pergola and steps.
Location: AERON, 162 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UH

Penygraig

20/0513/10 Decision Date: 31/07/2020
Proposal: Change of use of ex local authority adult centre to ancillary workshops, staff room and garaging of funeral vehicles in connection with funeral directors and monumental mason business (Retrospective).
Location: FORMER NAZARETH HOUSE ADULT LEARNING CENTRE, BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RE

Porth

20/0473/10 Decision Date: 28/07/2020
Proposal: Rear single storey extension.
Location: 70 CYMMER ROAD, PORTH, CF39 9BE

20/0474/10 Decision Date: 23/07/2020
Proposal: Two storey side extension, single storey side and rear extension.
Location: 25 CAEMAWR GARDENS, PORTH, CF39 9DB

Cyammer

20/0546/10 Decision Date: 28/07/2020
Proposal: Proposed 2 storey rear extension.
Location: 14 HIGH STREET, CYMMER, PORTH, CF39 9AB

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

20/07/2020 and 07/08/2020

Report for Development Control Planning Committee

Ynysir

- 20/0476/13** Decision Date: 03/08/2020
Proposal: Four bed detached dwelling (Outline) (Re-submission of previous application 20/0090/10).
Location: 7 ABERLLECHAU ROAD, STANLEYTOWN, CF39 0PB
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- 20/0519/10** Decision Date: 29/07/2020
Proposal: First floor rear extension.
Location: 20 SCHOOL STREET, WATTSTOWN, PORTH, CF39 0PG
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Ferndale

- 20/0475/10** Decision Date: 22/07/2020
Proposal: Rear first floor, ground floor and lower floor extensions.
Location: 16 FIR STREET, FERNDALE, CF43 4RD
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- 20/0544/10** Decision Date: 06/08/2020
Proposal: Proposed extensions to dwelling, change of use of land to residential garden and a double garage.
Location: 20 BAPTIST SQUARE, BLAENLLECHAU, FERNDALE, CF43 4NT
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Treforest

- 20/0489/10** Decision Date: 21/07/2020
Proposal: Retrospective Change of Use from Computer Repair Shop (Use Class A1) to Estate Agency (Use Class A2)
Location: 72 PARK STREET, TREForest, PONTYPRIDD, CF37 1SN
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Ffynon Taf

- 20/0408/10** Decision Date: 21/07/2020
Proposal: Two storey rear extension.
Location: 15 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7ST
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- 20/0509/10** Decision Date: 21/07/2020
Proposal: Change of use of from D1 (Place of Worship) to B1 (Office Accommodation).
Location: GOSPEL HALL, CARDIFF ROAD, GLAN Y LLYN, TAFFS WELL
-

- 20/0567/09** Decision Date: 23/07/2020
Proposal: Alteration to the external appearance of the eastern elevation.
Location: RHYS DAVIES LOGISTICS, WAREHOUSE B, FFORDD BLEDDYN, TAFFS WELL, CARDIFF, CF15 7XZ
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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

20/07/2020 and 07/08/2020

Report for Development Control Planning Committee

Tonteg

20/0492/15 Decision Date: 31/07/2020
Proposal: Discharge of a Section 106 planning obligation 11/0045 highways improvements and associated hedgerow management.
Location: MAENDY FARM, MAENDY ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1SY

Gilfach Goch

20/0426/10 Decision Date: 22/07/2020
Proposal: Proposed single storey rear extension & outbuilding with hardstanding area.
Location: 15 GLAMORGAN TERRACE, GILFACH GOCH, PORTH, CF39 8RA

Tonyrefail West

20/0486/10 Decision Date: 24/07/2020
Proposal: Proposed erection of a garage for a caravan and car. Replacement of existing chain link boundary fence with a vertical close boarded fence (retrospective).
Location: LAND AT REAR OF "FAIRVIEW", EDMONDSTOWN, TONYPANDY

Beddau

20/0470/10 Decision Date: 22/07/2020
Proposal: Two-storey side extension and demolition of existing conservatory
Location: 28 CLOS Y DOLYDD, BEDDAU, PONTYPRIDD, CF38 2TG

Town (Llantrisant)

20/0477/10 Decision Date: 23/07/2020
Proposal: Detached garage.
Location: 14 PARK VIEW, LLANTRISANT, PONTYCLUN, CF72 8DL

Pontyclun

20/0273/10 Decision Date: 30/07/2020
Proposal: First floor side extension and alterations to porch.
Location: 18 YNYSDDU, PONTYCLUN, CF72 9UA

20/0765/09 Decision Date: 06/08/2020
Proposal: Replacement of single storey side extension.
Location: 64 HEOL-Y-COED, PONTYCLUN, CF72 9AT

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

20/07/2020 and 07/08/2020

Report for Development Control Planning Committee

Llanharry

20/0052/10

Decision Date: 28/07/2020

Proposal:

Boundary wall (part retrospective) (Amended plan received 18/06/20).

Location:

BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LH

Llanharan

20/0516/09

Decision Date: 27/07/2020

Proposal:

Construction of dormer on rear and conversion of loft to habitable space.

Location:

13 RHODFA BRYN RHYDD, TALBOT GREEN, PONTYCLUN, CF72 9FD

Brynna

20/0490/10

Decision Date: 28/07/2020

Proposal:

First floor side extension.

Location:

80 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX

Total Number of Delegated decisions is 48

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

20/07/2020 and 07/08/2020

Report for Development Control Planning Committee

Abercynon

20/0575/10 Decision Date: 03/08/2020

Proposal: Proposed first floor extension.

Location: 58 AVONDALE STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YY

Reason: 1 The proposed extension, by reason of its height, size and siting, represents an undesirable and unneighbourly form of development, detrimental to the amenities of occupiers of the adjacent residential property 6 Avondale Court, particularly by reason of loss of daylight/sunlight and overbearing impact. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

Penygraig

20/0055/09 Decision Date: 07/08/2020

Proposal: Lawful Development Certificate for Existing A3 (Café and Takeaway) Use.

Location: BACCHETTA AND SON CAFE, 51 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU

Reason: 1 With regard to the evidence provided the applicant has failed to establish that the use applied for has existed on the land 10 years prior to the submission of the application.

Consequently the development is not lawful for planning purposes and planning permission is required for the existing use of the property as an A3 use. A Certificate of Lawfulness cannot therefore be issued.

Ty'n y Nant

20/0494/10

Decision Date: 27/07/2020

Proposal: Construction of a detached dwelling.

Location: 1 CALDERTON ROAD, BEDDAU, PONTYPRIDD, CF38 2LL

Reason: 1 The proposed dwelling would have a detrimental impact upon the character and appearance of the immediate surrounding locality by virtue of its excessive height, scale, and design.

The proposed development is therefore contrary to Policy AW6 of the Local Development Plan.

Reason: 2 The proposed development would result in increased vehicular reversing manoeuvres in close proximity to a priority junction to the detriment of highway safety and the free flow of traffic.

The proposal therefore is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The shortfall in on-site parking would result in the creation of on-street parking demand in close proximity of the junction to the detriment of highway safety and the free flow of traffic.

The proposal therefore is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 3

APPEALS RECEIVED

APPLICATION NO: 20/0103
APPEAL REF: X/20/3255268
APPLICANT: Mr R Bailey
DEVELOPMENT: Lawful development certificate for existing use as HMO.
LOCATION: 10 LEWIS STREET, TREFOREST, PONTYPRIDD, CF37 1BZ
APPEAL RECEIVED: 02/07/2020
APPEAL START DATE: 21/07/2020

APPLICATION NO: 20/0320
APPEAL REF: D/20/3255363
APPLICANT: Mr M Fletcher
DEVELOPMENT: Garage / workshop
LOCATION: BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LH
APPEAL RECEIVED: 03/07/2020
APPEAL START DATE: 21/07/2020

APPLICATION NO: 20/0353
APPEAL REF: A/20/3255286
APPLICANT: Mr & Mrs Perrott
DEVELOPMENT: LAND ADJACENT TO NO. 2 MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU
LOCATION: Detached dwelling and garage/store (Re-submission of planning application 18/0197/10).
APPEAL RECEIVED: 02/07/2020
APPEAL START DATE: 20/07/2020

APPLICATION NO: 20/0137
APPEAL REF: A/20/3256267
APPLICANT: Mr M Powell
DEVELOPMENT: Proposed 4no new build, two bedroom apartments (description amended 12/5/20).
LOCATION: 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD, CF37 1BT
APPEAL RECEIVED: 20/07/2020
APPEAL START DATE: 24/07/2020

APPLICATION NO: 19/1049
APPEAL REF: A/20/3256302
APPLICANT: Parkgrove Development Ltd
DEVELOPMENT: 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
APPEAL RECEIVED: 20/07/2020
APPEAL START DATE: 28/07/2020

APPLICATION NO: 20/0001
APPEAL REF: A/20/3256639
APPLICANT: Cartrefi Limited
DEVELOPMENT: Change of use of ground floor of building from A2 (Bank) to C3 (Two Residential Units).
LOCATION: NATWEST, 26 VICTORIA SQUARE, ABERDARE CF44 7LB
APPEAL RECEIVED: 25/07/2020
APPEAL START DATE: 28/07/2020

APPLICATION NO: 20/0427
APPEAL REF: A/20/3256764
APPLICANT: Mr R Servini
DEVELOPMENT: Re-submission of outline planning permission for a detached dwelling.
LOCATION: SUMMERFIELD HOUSE, PLASDRAW PLACE, ABERNANT, ABERDARE, CF44 0NS
APPEAL RECEIVED: 24/07/2020
APPEAL START DATE: 29/07/2020

APPLICATION NO: 20/0031
APPEAL REF: A/20/3257054
APPLICANT: Mr C Cousins
DEVELOPMENT: 5 No detached houses (amended layout plan rec. 27/01/20) (amended layout and cross-section plan rec. 06/03/20).
LOCATION: LAND ADJOINING HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW
APPEAL RECEIVED: 02/08/2020
APPEAL START DATE: 07/08/2020

APPEAL DECISIONS RECEIVED

APPLICATION NO: 18/1212
APPEAL REF: A/20/3249000
APPLICANT: Mr Lee
DEVELOPMENT: Change of use and external and internal alterations to provide 10 residential units including access, car parking and amenity space (revised plan for access and site layout received)
LOCATION: **SCOTTS HOTEL, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LS**
DECIDED: 24/09/2019
DECISION: Refused
APPEAL RECEIVED: 06/05/2020
APPEAL DECIDED: 23/07/2020
APPEAL DECISION: Dismissed
