



RHONDDA CYNON TAF

PLANNING & DEVELOPMENT COMMITTEE

3 SEPTEMBER 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 10/08/2020 – 21/08/2020

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

3 SEPTEMBER 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



RHONDDA CYNON TAF

APPEAL DECISIONS RECEIVED

APPLICATION NO: 20/0272
APPEAL REF: D/20/3252132
APPLICANT: Mr L Griffiths
DEVELOPMENT: Construction of a 2 storey side extension.
LOCATION: 32 HEOL MYNYDD, CILFYNYDD, PONTYPRIDD, CF37
4HG
DECIDED: 06/05/2020
DECISION: Refused
APPEAL RECEIVED: 24/06/2020
APPEAL DECIDED: 18/08/2020
APPEAL DECISION: Dismissed

Report for Development Control Planning Committee

Aberdare East

20/0505/10 Decision Date: 11/08/2020

Proposal: Renewal of Shop Front.

Location: 49B/50 COMMERCIAL STREET, ABERDARE, CF44 7RW

Mountain Ash West

20/0578/10 Decision Date: 18/08/2020

Proposal: Vehicle hardstanding and retaining structure.

Location: 97 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

20/0584/10 Decision Date: 20/08/2020

Proposal: Proposed change of use of first floor to a residential flat.

Location: BEST WISHES CARD SHOP, 27B OXFORD STREET, MOUNTAIN ASH, CF45 3PG

Abercynon

19/1117/10 Decision Date: 18/08/2020

Proposal: First floor extension above existing kitchen and bathroom (Amended plans received 07/07/2020).

Location: 21 CAEMAEN STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4LP

Aberaman South

20/0499/10 Decision Date: 11/08/2020

Proposal: Extension of existing buildings to allow re-organisation of accommodation.

Location: PRIORY HOSPITAL ABERDARE, FARM ROAD, ABERAMAN, ABERDARE, CF44 6LJ

Report for Development Control Planning Committee

Treherbert

20/0657/10 Decision Date: 21/08/2020
Proposal: Three lock-up domestic garages (Retrospective).
Location: REAR OF 1 & 2 NINIAN STREET, TREHERBERT

20/0698/10 Decision Date: 19/08/2020
Proposal: Proposed first floor rear bathroom extension and single storey kitchen extension.
Location: 23 YNYSFEIO AVENUE, TREHERBERT, TREORCHY, CF42 5HE

Pentre

20/0700/10 Decision Date: 19/08/2020
Proposal: Proposed rear first floor extension.
Location: 17 MADELINE STREET, PENTRE, CF41 7JS

Ystrad

20/0615/10 Decision Date: 17/08/2020
Proposal: Proposed raising of roofs of existing extensions and lateral ground floor extension.
Location: 14 ALEXANDRA ROAD, GELLI, PENTRE, CF41 7NL

Cwm Clydach

20/0572/10 Decision Date: 19/08/2020
Proposal: Construction of garage to the front and construction of garage to the rear. (Amended plans received 24/07/2020).
Location: 15 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP

Ynyshir

20/0532/10 Decision Date: 18/08/2020
Proposal: Erection of round storage tank for the temporary storage of liquid fertiliser 26m diameter x 3m high.
Location: LLWYNCELYN FARM, HAFOD LANE, PORTH, CF39 9UE

20/0604/10 Decision Date: 18/08/2020
Proposal: Construction of a single domestic garage.
Location: LAND REAR OF 27 SOUTH STREET, YNYSHIR, PORTH, CF39 0EG

Report for Development Control Planning Committee

Ferndale

20/0524/10 Decision Date: 20/08/2020
Proposal: Rear ground floor extension.
Location: 20 BRYNGOLEU CRESCENT, FERNDALE, CF43 4LT

Town (Pontypridd)

20/0616/10 Decision Date: 17/08/2020
Proposal: Proposed flat roof front dormer.
Location: 40 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

20/0632/10 Decision Date: 21/08/2020
Proposal: Single storey flat roof extension to rear, extension of existing first floor rear dormer.
Location: 47 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU

Trallwn

20/0400/10 Decision Date: 19/08/2020
Proposal: Virgin Media telecommunications cabinet.
Location: 70 THE PARADE, PONTYPRIDD, CF37 4PY

20/0402/10 Decision Date: 19/08/2020
Proposal: Virgin media telecommunications cabinet.
Location: 84 THE PARADE, PONTYPRIDD, CF37 4PY

20/0407/10 Decision Date: 19/08/2020
Proposal: Virgin Media telecommunications cabinet.
Location: 44 / 45 THE PARADE, PONTYPRIDD, CF37 4PY

Rhydyfelin Central

20/0508/10 Decision Date: 17/08/2020
Proposal: New roof covering on industrial unit roof.
Location: UNIT J3 CARE ENVIRONMENT SERVICES, GELLI HIRION INDUSTRIAL ESTATE, RHYDYFELIN, PONTYPRIDD, CF37 5SX

20/0706/10 Decision Date: 17/08/2020
Proposal: Single storey porch extension.
Location: 19 DYFFRYN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5RY

Report for Development Control Planning Committee

Hawthorn

20/0600/10 Decision Date: 13/08/2020

Proposal: Single storey rear extension.

Location: 80 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5BA

Ffynon Taf

20/0161/16 Decision Date: 12/08/2020

Proposal: Reserved Matters pursuant to of planning permission 19/0380/15 in relation to Phase 1 of the development i.e the Core Valley Lines integrated Control Centre.

Location: LAND AT GARTH WORKS INDUSTRIAL ESTATE, TAFFS WELL RAILWAY STATION, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PE

20/0675/10 Decision Date: 11/08/2020

Proposal: Single storey extension.

Location: 48 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF

Llantwit Fardre

20/0683/09 Decision Date: 21/08/2020

Proposal: Single storey rear extension.

Location: 73 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

Church Village

20/0522/10 Decision Date: 21/08/2020

Proposal: Convert integral garage into living space.

Location: 14 NIGHTINGALE GARDENS, CHURCH VILLAGE, PONTYPRIDD, CF38 1GB

Tonyrefail West

20/0113/10 Decision Date: 18/08/2020

Proposal: Bungalow to replace outbuilding.

Location: LAND ADJ TO SIDHU STORES AND POST OFFICE, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DS

Report for Development Control Planning Committee

Tonyrefail East

20/0566/10 Decision Date: 14/08/2020
Proposal: Extension to car park (Re-submission of 19/0017/10).

Location: LAND WEST OF ELY VALLEY MINERS WELFARE ASSOCIATION, TYLCHAWEN TERRACE,
TONYREFAIL, PORTH, CF39 8AL

20/0599/10 Decision Date: 14/08/2020
Proposal: 2 metre high fence to rear boundary.

Location: 72 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GA

Town (Llantrisant)

20/0556/10 Decision Date: 13/08/2020
Proposal: Two-storey extension to rear.

Location: 10 CROSS INN ROAD, LLANTRISANT, PONTYCLUN, CF72 8AY

20/0635/10 Decision Date: 18/08/2020
Proposal: Single storey side extension.

Location: 16 FAIRLAND CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QH

20/0645/09 Decision Date: 21/08/2020
Proposal: Convert garage into home office

Location: 45 CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DG

Report for Development Control Planning Committee

Pontyclun

20/0548/10 Decision Date: 13/08/2020
Proposal: Ground floor rear extension. (amended 10/08)
Location: 18 ROWAN TREE LANE, MISKIN, PONTYCLUN, CF72 8SF

20/0581/10 Decision Date: 14/08/2020
Proposal: Two-storey side extension.
Location: 177 YNYSDDU, PONTYCLUN, CF72 9UD

20/0619/10 Decision Date: 17/08/2020
Proposal: Single storey extension to rear.
Location: 11 HEOL MISKIN, PONTYCLUN, CF72 9AJ

20/0629/10 Decision Date: 18/08/2020
Proposal: Detached summerhouse.
Location: HONEYSUCKLE HOUSE, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD

20/0676/10 Decision Date: 18/08/2020
Proposal: Demolish existing porch and construct a single storey extension to front of property.
Location: 19 MILLFIELD, PONTYCLUN, CF72 9DG

Llanharry

20/0571/10 Decision Date: 13/08/2020
Proposal: Demolish side and rear extensions, construct new single storey extension to rear. New garage to front and side. Raise existing roof ridge, new picture dormers to front, roof windows to rear. (as amended 30/07/2020)
Location: HAZEL DENE, TYLA GARW, PONTYCLUN, CF72 9EZ

20/0669/09 Decision Date: 21/08/2020
Proposal: Single storey rear extension.
Location: 37 COED MIERI, TYLA GARW, PONTYCLUN, CF72 9UW

20/0702/10 Decision Date: 13/08/2020
Proposal: Change of use from storage (B8) to motorcylce breakers (B2).
Location: UNIT 15, GREEN PARK, COEDCAE INDUSTRIAL ESTATE, TONYSGUBORIAU, PONTYCLUN, CF72 9GP

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

10/08/2020 and 21/08/2020

Report for Development Control Planning Committee

Llanharan

20/0166/10 Decision Date: 14/08/2020
Proposal: Proposed rear single storey extension and internal works. Garage to be converted into a room and a 3rd parking space created to the front garden.
Location: 2 ST PETERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UQ

20/0617/09 Decision Date: 21/08/2020
Proposal: Lawful Development Certificate, integral garage into second living room.
Location: 21 RHODFA BRYN RHYDD, TALBOT GREEN, PONTYCLUN, CF72 9FD

Brynna

20/0058/10 Decision Date: 12/08/2020
Proposal: Detached dwelling (Amended plan received 19/06/2020).
Location: LAND AT BRYNNA HOUSE, BRYNNA ROAD, BRYNNA, PONTYCLUN, CF72 9QF

20/0670/09 Decision Date: 18/08/2020
Proposal: Removal of pre conservatory and erect a single storey rear side extension.
Location: 8 CLOS ALUN, BRYNNA, PONTYCLUN, CF72 9SR

Total Number of Delegated decisions is 43

Report for Development Control Planning Committee

Treorchy

20/0708/10 Decision Date: 21/08/2020

Proposal: Demolition and rebuild of existing rear garage.

Location: 1 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

Reason: 1 The proposed outbuilding, by virtue of its scale, massing, design and prominent location would have a detrimental impact upon the character and appearance of the host dwelling and wider area. The proposal is therefore considered excessive and contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

Ystrad

20/0506/10 Decision Date: 11/08/2020

Proposal: New enclosed cattery building and change of use of part of site from residential to cattery use.

Location: TY SEREN HAF, BRYN TERRACE, ARTHUR STREET, YSTRAD, PENTRE, CF41 7RX

Reason: 1 There is concern with regards the sub-standard nature of the terraced streets leading to the proposed site in terms of their horizontal & vertical alignment, sub-standard vision, sub-standard junction radii and high-or street car parking demand. This raises cause for concern with regards the increase in vehicular and pedestrian movement to the proposed site. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The proposed will increase vehicular movements to and from the proposed site along the network of sub-standard streets with no pick up and drop off facilities and no off-street car parking provision leading to indiscriminate on-street car parking to the detriment of 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

Report for Development Control Planning Committee

Trallwn

20/0312/10

Decision Date: 13/08/2020

Proposal: Proposed rear dormer, loft conversion, balcony & new windows.

Location: 20 SION STREET, PONTYPRIDD, CF37 4SD

Reason: 1

The proposed development is too significant a departure in terms of style and character from the adjoining and neighbour properties.

The proposed development would cause significant harm to privacy and residential amenity of neighbours, especially 19 Sion Street.

The proposed development would not preserve or enhance the conservation area of Pontypridd (Taff).

Tonyrefail West

20/0588/10

Decision Date: 18/08/2020

Proposal: Change of use of out-house to a dog-grooming facility.

Location: 3 DUFFRYN TERRACE, TONYREFAIL, PORTH, CF39 8HB

Reason: 1 The proposal represents an incompatible and unneighbourly use, which, by reason of noise and general disturbance, would be detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The rear lane is sub-standard in terms of width, junction radii, vision splays, forward visibility, 90-degree bend, structural integrity, lighting, drainage and segregated footway to serve as primary means of access for the proposed dog grooming. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The lack of on-site parking would increase on-street parking demand in proximity of the sub-standard junction of Duffryn Terrace with B4278 and in an area where there is already substantial on-street parking demand thus increasing harm to all highway users and free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan
