



## **PLANNING & DEVELOPMENT COMMITTEE**

**17 DECEMBER 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 23/11/2020 – 04/12/2020

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**

**17 DECEMBER 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**

## **APPEALS RECEIVED**

**APPLICATION NO:** 20/0091  
**APPEAL REF:** A/20/3263318  
**APPLICANT:** Mr M Agostini  
**DEVELOPMENT:** Construction of 3 no. Garages. (Amended Plans received 28/05/20).  
**LOCATION:** LAND ADJACENT TO JAMES STREET, CWMDARE, ABERDARE  
**APPEAL RECEIVED:** 17/11/2020  
**APPEAL START DATE:** 04/12/2020

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**APPLICATION NO:** 19/1245  
**APPEAL REF:** V/20/3261651  
**APPLICANT:** Hafod Housing Association  
**DEVELOPMENT:** Development of 25 affordable dwellings and associated works (Planning Policy Tech Note; Transport Assessment Addendum; Site Investigation; Ecological Management Plan; Revised Boundary Detail; and other revised plans to reflect changes to traffic calming/site entrance; received 30<sup>th</sup> January 2020)  
**LOCATION:** LAND TO THE NORTH OF BRYNNA ROAD, BRYNNA  
**APPEAL RECEIVED:** 28/10/2020  
**APPEAL START DATE:** 02/12/2020

**Report for Development Control Planning Committee**

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**Aberdare West/Llwydcoed**

**20/0642/10** Decision Date: 04/12/2020  
**Proposal:** Conservatory to side elevation.  
**Location:** 7 ALMA STREET, TRECYNON, ABERDARE, CF44 8NT

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**20/1073/10** Decision Date: 24/11/2020  
**Proposal:** Raised decking (retrospective).  
**Location:** 29 BRYN DERWEN, CWMDARE, ABERDARE, CF44 8SE

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**Cwmbach**

**20/1191/10** Decision Date: 02/12/2020  
**Proposal:** Two storey side and rear extension and front porch.  
**Location:** 53 PINECROFT AVENUE, CWMBACH, ABERDARE, CF44 0NB

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**Mountain Ash East**

**20/1009/10** Decision Date: 24/11/2020  
**Proposal:** Door access to garage from property courtyard. Remove the sloped front courtyard and level out with paving slabs.  
**Location:** 1 ALEXANDRA TERRACE, MOUNTAIN ASH, CF45 4LE

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**Aberaman North**

**20/1037/10** Decision Date: 01/12/2020  
**Proposal:** Two Storey Rear Extension.  
**Location:** 3 CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN

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**20/1098/10** Decision Date: 24/11/2020  
**Proposal:** Proposed rear two storey extension.  
**Location:** 4 GLADSTONE STREET, ABERAMAN, ABERDARE, CF44 6SA

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**20/1207/15** Decision Date: 02/12/2020  
**Proposal:** Variation of condition 1 to renew outline planning permission (Ref 15/1231/13) for the construction of a detached dwellinghouse / garage.  
**Location:** LAND OPPOSITE NO 1 BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Treherbert**

**20/1026/10** Decision Date: 25/11/2020

**Proposal:** Ground floor rear extension.

**Location:** 1 ALMA STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5LY

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**Treorchy**

**20/0876/10** Decision Date: 04/12/2020

**Proposal:** Detached double garage to front garden, and associated retaining walls / patio.

**Location:** 7 TYLACOCK PLACE, TREORCHY, CF42 6DH

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**20/1013/10** Decision Date: 25/11/2020

**Proposal:** Two-storey rear extension, first floor balcony to front and first floor side extension.

**Location:** 17 RHEIDOL CLOSE, YNYSWEN, TREHERBERT, TREORCHY, CF42 5AP

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**20/1050/10** Decision Date: 25/11/2020

**Proposal:** First floor rear extension.

**Location:** 5 TYNBYEDW STREET, TREORCHY, CF42 6PY

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**Pentre**

**20/1030/10** Decision Date: 30/11/2020

**Proposal:** First floor side extension.

**Location:** 98 DINAM PARK, TON PENTRE, PENTRE, CF41 7DZ

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**Cwm Clydach**

**20/1046/10** Decision Date: 25/11/2020

**Proposal:** Rear first floor extension.

**Location:** 86 PARK STREET, CLYDACH, TONYPANDY, CF40 2BU

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**Trealaw**

**20/1036/13** Decision Date: 01/12/2020

**Proposal:** Outline for a dwelling.

**Location:** LAND BETWEEN 161 & 162 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY

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**Report for Development Control Planning Committee**

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**Maerdy**

**20/1048/10** Decision Date: 25/11/2020  
**Proposal:** Two-storey rear extension.  
**Location:** 38 OXFORD STREET, MAERDY, FERNDALE, CF43 4BG

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**20/1089/16** Decision Date: 01/12/2020  
**Proposal:** Extension of time 5 years (original app 15/12/19/10)  
**Location:** 13 GRIFFITH STREET, MAERDY, FERNDALE, CF43 4DH

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**Trallwn**

**20/1093/01** Decision Date: 02/12/2020  
**Proposal:** Signage Scheme consisting of 6no. signs.  
**Location:** SAINSBURYS SUPERMARKETS LTD, BROWN LENNOX RETAIL PARK, YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA

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**Rhondda**

**20/0265/16** Decision Date: 27/11/2020  
**Proposal:** Application for reserved matters for single dwelling (Access, appearance, landscaping, layout and scale) (Previous app 13/0988/13) (Amended Plans and drainage details received 04/10/20)  
**Location:** TYBERW COTTAGE, HAFOD LANE, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2PF

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**20/0603/09** Decision Date: 01/12/2020  
**Proposal:** Lawful Development Certificate (LDC) for a breach of an agricultural occupancy condition attached to planning permission 56/80/0708 dated 16th September 1980, at Llandraw Farm, Pontypridd, CF37 1EX.  
**Location:** LLANDRAW FARM, LLANDRAW WOODS, MAESYCOED, PONTYPRIDD, CF37 1EX

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**20/0664/10** Decision Date: 04/12/2020  
**Proposal:** Change of use of vacant building from decommissioned driving test centre to a 3 bed residential property (Flood Consequences Assessment received 02/10/2020).  
**Location:** DRIVING STANDARDS AGENCY, 18 PWLLGWAUN ROAD, PONTYPRIDD, CF37 1HH

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**Treforest**

**20/0969/10** Decision Date: 24/11/2020  
**Proposal:** Proposed change of use from Retail (Class A1) to Hot Food Takeaway (Class A3) associated with the adjoining store and external alterations including new shopfront and signage.  
**Location:** LIGHTS ON BROADWAY, HEATHFIELD VILLAS, TREFOREST, PONTYPRIDD, CF37 1DB

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**Rhydyfelin Central**

**20/1104/10** Decision Date: 23/11/2020  
**Proposal:** Porch extension to front of house. Dining/Kitchen extension to rear.  
**Location:** 34 DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DP

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**Ffynon Taf**

**20/1077/19** Decision Date: 01/12/2020  
**Proposal:** One Ash tree within rear garden to be dismantled and cut close to ground level  
**Location:** 22 BRYNAU ROAD, TY RHIW, FFYNNON DAF, CAERDYDD, CF15 7SA

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**Llantwit Fardre**

**20/1284/09** Decision Date: 04/12/2020  
**Proposal:** Certificate of lawful development for a proposed single storey extension to rear.  
**Location:** 143 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AA

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**Church Village**

**20/1045/10** Decision Date: 24/11/2020  
**Proposal:** Single storey side extension.  
**Location:** 20 CAE FFYNNON, CHURCH VILLAGE, PONTYPRIDD, CF38 1UB

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**Tonteg**

**20/0796/10** Decision Date: 02/12/2020  
**Proposal:** Single storey extension with porch.  
**Location:** 30 MEADOW CRESCENT, TONTEG, PONTYPRIDD, CF38 1NL

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**Tonyrefail West**

**20/1038/09** Decision Date: 04/12/2020  
**Proposal:** Construction of single storey rear extension with associated ground works.  
**Location:** 35 CEDAR WOOD DRIVE, TONYREFAIL, PORTH, CF39 8JB

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**20/1059/15** Decision Date: 25/11/2020  
**Proposal:** Variation of conditions - 2 Approved Drawing, 3 Construction Traffic Management & 5 Off-street Parking - planning permission 20/0113/10).  
**Location:** SIDHU STORES AND POST OFFICE, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DS

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**Town (Llantrisant)**

**20/0583/10** Decision Date: 04/12/2020  
**Proposal:** Proposed rear double storey extension.

**Location:** 47 HEOL ILLTYD, LLANTRISANT, PONTYCLUN, CF72 8DE

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**20/0911/10** Decision Date: 25/11/2020  
**Proposal:** Rear single storey extension to ground floor flat (part retrospective).

**Location:** 9 HEOL GWYNNO, LLANTRISANT, PONTYCLUN, CF72 8DD

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**20/0987/10** Decision Date: 01/12/2020  
**Proposal:** Proposed two storey extension to rear and single storey extension to front.

**Location:** 14 HEOL ILLTYD, LLANTRISANT, PONTYCLUN, CF72 8DE

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**Talbot Green**

**20/1068/10** Decision Date: 30/11/2020  
**Proposal:** Two-storey side and rear extension (amendment to approved application 18/0899/10)

**Location:** 16 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN, CF72 8HR

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**Pontyclun**

**20/0926/10** Decision Date: 01/12/2020  
**Proposal:** Single-storey front extension.

**Location:** 15 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

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**20/1043/19** Decision Date: 30/11/2020  
**Proposal:** Fell and remove Lime severely damaged in recent storm.

**Location:** LAND ADJ TO LLYS NEWYDD, COWBRIDGE ROAD, PONTYCLUN

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**Llanharry**

**20/1022/10** Decision Date: 01/12/2020  
**Proposal:** Two-storey side extension.

**Location:** 65 TREM Y GARTH, LLANHARRY, PONTYCLUN, CF72 9NL

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**20/1079/10** Decision Date: 01/12/2020  
**Proposal:** First floor side extension

**Location:** 11 CLOS PINWYDDEN, LLANHARRY, PONTYCLUN, CF72 9GG

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Total Number of Delegated decisions is 36



Report for Development Control Planning Committee

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**Aberdare West/Llwydcoed**

20/1100/10 Decision Date: 24/11/2020

**Proposal:** Proposed detached two bed dwelling (re-submission).

**Location:** 1 KINGSBURY COURT, LLWYDCOED, ABERDARE, CF44 0YN

**Reason: 1** Whilst the development of an additional dwelling at the application site, in principle, is considered acceptable, the proposal, by virtue of its position and relationship with the neighbouring property to the south, 1 New Scale Houses, would be considered to have a significant detrimental impact upon the amenity and outlook of its occupants, and would create unacceptable levels of harm.

The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Aberdare East**

20/0634/13 Decision Date: 30/11/2020

**Proposal:** Outline application for the development of six residential dwellings (all matters reserved).

**Location:** LAND ADJACENT TO NO 29 TUDOR TERRACE, TRECYNON, ABERDARE, CF44 8EB

**Reason: 1** The proposed development would result in increased vehicular movements and car parking pressure along Tudor Terrace, which is already oversubscribed with on-street car parking narrowing the available width to single file traffic and blocking footways to the detriment of safety of all highway users and free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 2** The access lane fronting the site is sub-standard in terms of structural integrity to withstand the type and increase in vehicular traffic generated by the proposed development, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 3** The proposed development would result in six dwellings served off a private shared access which does not comply with the Rhondda Cynon Taff Design Guide for Residential Estate Roads and is sub-standard in width, resulting in potential reversing movements to and from the highway and increased potential harm to all highway users, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 4** The proposed development is unacceptable in principle given its location partially within a C2 Flood Zone, whereby residential development is classed as highly vulnerable development. As such, the proposal is contrary to national planning policy as set out in Planning Policy Wales (Edition 10, 2018) and TAN 15. In addition, it is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 5** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species to be undertaken. The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan (2011).

**Aberdare East**

**Reason: 6** The proposed development would be located directly adjacent to the busy A4059 as well as directly to the south of an existing footbridge, which provides uninterrupted views down into the site. Given this location, it is considered that future occupiers of the dwellings would experience frequent noise and disturbance from the A4059 as well as overlooking from users of the footbridge, which would adversely impact upon their residential amenities, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 7** The proposed development does not respect the established pattern of development of the locality and is therefore considered to be detrimental to the character and appearance of the area and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan (2011).

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**Porth**

**20/1132/10**

Decision Date: 04/12/2020

**Proposal:** Change of use to HMO from shop premises on ground floor and self contained flat on first floor.

**Location:** 70 & 70A PONTYPRIDD ROAD, PORTH, CF39 9PL

**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 Policies AW2 and AW10 of the Local Development Plan as well as Planning Policy Wales Technical Advice Note (TAN) 15: Development and Flood Risk.

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**Cymmer**

**20/1058/10**

Decision Date: 01/12/2020

**Proposal:** Demolition of single storey extension, construction of double storey extension (part retrospective).

**Location:** 9 ST JOHN'S STREET, GLYNFACH, PORTH, CF39 9LA

**Reason: 1** The extension, by virtue of its scale, depth, height and siting, would result in a detriment to the residential amenity of the adjoining neighbouring occupiers. The proposal is therefore considered unneighbourly, 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)'.

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**Graig**

**20/1199/10**

Decision Date: 03/12/2020

**Proposal:** Proposed change of use of part of the ground floor to create a single bedsit.

**Location:** GROUND FLOOR, 30 HIGH STREET, GRAIG, PONTYPRIDD, CF37 1QX

**Reason: 1** The proposal would result in the creation of substandard living accommodation due to a lack of natural daylight with a poor outlook, and sub-standard primary access. As such, the scheme is considered contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and also the Council's adopted Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

**Reason: 2** The proposed means of access is sub-standard to cater for residential use and its use would result in hazards to the detriment of highway safety and the free flow of traffic. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The developments lack of off-street parking provision would result in the creation of on-street parking demand to the detriment of highway safety and the free flow of traffic. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Pontyclun**

**20/0922/10**

Decision Date: 23/11/2020

**Proposal:** Converting ground floor offices of the car valeting centre into a hot food takeaway (B1 to A3 use).

**Location:** 38 COWBRIDGE ROAD, PONTYCLUN, CF72 9EE

**Reason: 1** The establishment of a hot food take-away in this property would be detrimental to the amenities of nearby residential properties by reasons of increased late evening/night time noise and general activity. As such the development would be contrary to Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

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**Report for Development Control Planning Committee**

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**Llanharry**

**20/1063/10**

Decision Date: 30/11/2020

**Proposal:** Proposed front porch and two-storey side extension with associated internal alterations.

**Location:** 59 HEOL PANT GWYN, LLANHARRY, PONTYCLUN, CF72 9HW

**Reason: 1** By virtue of its scale, mass and design, the proposed side/front extension would form an obtrusive and overbearing addition, which would serve to 'unbalance' the appearance of the pair of semi-detached dwellings of which it is a part, creating a development that is out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.

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**Brynna**

**20/0918/10**

Decision Date: 04/12/2020

**Proposal:** Re-develop and re-roof existing conservatory, rear extension, rear supported canopy and detached garage to front drive.

**Location:** 229 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TP

**Reason: 1** By virtue of their scale, mass and design, the proposed rear extensions would form an obtrusive and overbearing addition, which would serve to create a development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of their surroundings.

By virtue of their scale and depth, the proposed rear extensions would have an unacceptable overbearing impact upon the residential amenity of the neighbouring dwelling of 228 Meadow Rise. The proposal is therefore considered unneighbourly and excessive.

The proposed garage, by virtue of its siting forward of the dwelling and adjacent to the boundary of No.234 Meadow rise, would form an obtrusive development, out of character with the appearance of the wider cul-de-sacs and detrimental to the visual amenity of its surroundings.

The proposed development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.

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