

PLANNING & DEVELOPMENT COMMITTEE

7 JANUARY 2021

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 07/12/2020 – 18/12/2020

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

7 JANUARY 2021

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: 18/1291
APPEAL REF: A/20/3264090
APPLICANT: A P Plant Hire
DEVELOPMENT: Change of use of site to storage yard of steel storage containers (amended details, including enlarged site area, lighting details and hours of operation received 26/11/2019).
LOCATION: LAND ADJACENT TO GLYNFACH ROAD, GLYNFACH, PORTH, CF39 9LL
APPEAL RECEIVED: 01/12/2020
APPEAL START DATE: 12/12/2020

APPEAL DECISIONS RECEIVED

APPLICATION NO: 20/0312
APPEAL REF: D/20/3261423
APPLICANT: Mr Stewart
DEVELOPMENT: Proposed rear dormer, loft conversion, balcony & new windows.
LOCATION: 20 SION STREET, PONTYPRIDD, CF37 4SD
DECIDED: 13/08/2020
DECISION: Refused
APPEAL DECIDED: 16/12/2020
APPEAL DECISION: Dismissed

APPLICATION NO: 20/0708
APPEAL REF: D/20/3261762
APPLICANT: Mr & Mrs John
DEVELOPMENT: Demolition and rebuild of existing rear garage.
LOCATION: 1 TYNBYBEDW TERRACE, TREORCHY, CF42 6RL
DECIDED: 21/08/2020
DECISION: Refused
APPEAL DECIDED: 15/12/2020
APPEAL DECISION: Dismissed

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

07/12/2020 and 18/12/2020

Report for Development Control Planning Committee

Penywaun

20/1205/10 Decision Date: 16/12/2020
Proposal: Proposed single storey side extension.
Location: 3 GARWELLT, PENYWAUN, ABERDARE, CF44 9LT

Aberdare East

20/0721/10 Decision Date: 15/12/2020
Proposal: Change of use from a dental laboratory (B1) to a residential dwelling (C3) (Flood Consequences Assessment received 07/11/2020).
Location: 41 SEYMOUR STREET, ABERDARE, CF44 7BL

20/1197/10 Decision Date: 10/12/2020
Proposal: Two storey & single storey extensions to rear.
Location: 13 MAELGWYN TERRACE, GADLYS, ABERDARE, CF44 8AU

Cwmbach

20/1152/10 Decision Date: 15/12/2020
Proposal: Proposed single storey extension to rear and side of existing bungalow (amended plans received 15/11/2020).
Location: 7 ELAN CLOSE, CWMBACH, ABERDARE, CF44 0LH

Mountain Ash East

20/1012/10 Decision Date: 08/12/2020
Proposal: Proposed first floor rear extension and side extension.
Location: 15 BECKETT STREET, MOUNTAIN ASH, CF45 4AW

Penrhiwceiber

20/1227/10 Decision Date: 16/12/2020
Proposal: External stair lift & associated groundworks.
Location: 1 PENYBRYN TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TJ

Aberaman North

20/1189/10 Decision Date: 10/12/2020
Proposal: Detached garage (Re-submission of 20/0819/10).
Location: 48 JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6DD

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

07/12/2020 and 18/12/2020

Report for Development Control Planning Committee

Aberaman South

20/0899/10 Decision Date: 09/12/2020

Proposal: Detached Dwelling.

Location: PLOT 2, FOUNDRY VIEW, GODREAMAN, ABERDARE CF44 6DW

Report for Development Control Planning Committee

Treherbert

- 20/0940/10** Decision Date: 08/12/2020
Proposal: Garden extension with footbridge across river Rhondda and store with vegetable patch.
Location: THE TABERNACLE, BROOK STREET, BLAENRHONDDA, CF42 5SB
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- 20/1160/10** Decision Date: 15/12/2020
Proposal: Proposed flat roof single storey rear extension.
Location: 24 PARK PLACE, TREHERBERT, TREORCHY, CF42 5LN
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Ystrad

- 20/1108/10** Decision Date: 15/12/2020
Proposal: Change of use from ground floor shop to flat with external alterations and rear first floor extension.
Location: 181 GELLI ROAD, GELLI, PENTRE, CF41 7NA
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- 20/1161/10** Decision Date: 16/12/2020
Proposal: Rear single storey extension.
Location: 8/9 TAFF STREET, GELLI, PENTRE, CF41 7TZ
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- 20/1175/10** Decision Date: 09/12/2020
Proposal: Two storey rear extension, internal alterations, re-profiling of rear garden.
Location: 17 SHADY ROAD, GELLI, PENTRE, CF41 7UG
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Llwynypia

- 20/0756/10** Decision Date: 16/12/2020
Proposal: Alterations and boundary edge treatment, 5 No. new windows, replacement of brick panels with 1500mm high railings to the northern boundary wall.
Location: FORMER MAGISTRATES COURT, LLWYNYPIA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2HZ
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Cwm Clydach

- 20/1112/10** Decision Date: 08/12/2020
Proposal: Proposed first floor bedroom extension.
Location: 3 JONES STREET, CLYDACH, TONYPANDY, CF40 2BZ
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Trealaw

- 20/1120/10** Decision Date: 10/12/2020
Proposal: Two storey extension build over existing ground floor building.
Location: 21 PERGWM STREET, TREALAW, TONYPANDY, CF40 2UP
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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

07/12/2020 and 18/12/2020

Report for Development Control Planning Committee

Porth

20/1255/15 Decision Date: 16/12/2020
Proposal: Removal of condition 4 to allow premises to be used as a Cafe/Bar (Description amended 23/11/2020).
Location: 26 HANNAH STREET, PORTH, CF39 9RB

Cymmer

20/1113/10 Decision Date: 07/12/2020
Proposal: Proposed full width rear extension.
Location: 19 RIVER TERRACE, PORTH, CF39 9LS

Ynyshir

19/1268/10 Decision Date: 10/12/2020
Proposal: Clad the gable end with metal box profile sheets.
Location: YNYSHIR AND WATTSTOWN BOYS CLUB MORIAH CHAPEL, YNYSHIR ROAD, YNYSHIR, PORTH, CF39 0EE

Tylorstown

20/0565/10 Decision Date: 15/12/2020
Proposal: Detached garage to rear / side curtilage
Location: 30 PLEASANT VIEW, TYLORSTOWN, FERNDALE, CF43 3NF

20/1078/10 Decision Date: 08/12/2020
Proposal: Triple garage.
Location: 895 HEOL TEIFIONYDD, PENRHYS, FERNDALE, CF43 3RW

Maerdy

20/1164/10 Decision Date: 15/12/2020
Proposal: Proposed first floor rear extension.
Location: 40 PENTRE ROAD, MAERDY, FERNDALE, CF43 4DP

20/1272/10 Decision Date: 18/12/2020
Proposal: First floor extension.
Location: 86 OXFORD STREET, MAERDY, FERNDALE, CF43 4BL

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

07/12/2020 and 18/12/2020

Report for Development Control Planning Committee

Glyncoch

- 20/1106/10** Decision Date: 08/12/2020
Proposal: Increase height of workshop, clad exterior, new roller shutter doors to workshop and UPVC door and window to new office space.
Location: DIAMOND AUTO REPAIRS, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3BL
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Town (Pontypridd)

- 20/1102/10** Decision Date: 15/12/2020
Proposal: Pitched roof two storey infill extension to rear of existing dwelling and attached single storey flat roof extension
Location: 69 LANWOOD ROAD, GRAIGWEN, PONTYPRIDD, CF37 2EP
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- 20/1103/10** Decision Date: 07/12/2020
Proposal: Front and rear dormers along with a single storey rear extension.
Location: 47 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA
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- 20/1180/10** Decision Date: 15/12/2020
Proposal: Change of use from A1 (fruit & veg shop) to A3 (hot food takeaway).
Location: STOKES FRUIT AND VEG STORE, 6 FRATERNAL PARADE, TAFF STREET, PONTYPRIDD, CF37 4UG
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Trallwn

- 20/1115/10** Decision Date: 10/12/2020
Proposal: Conservatory extension to principle elevation.
Location: WILLOWBANK, 18 TY-GWYN ROAD, PONTYPRIDD, CF37 4AA
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- 20/1181/10** Decision Date: 18/12/2020
Proposal: Ground floor extension to rear of existing dwelling, enlargement of existing balcony & alterations to existing outbuilding.
Location: HEATHERVIEW HOUSE, HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL
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Treforest

- 20/0891/15** Decision Date: 14/12/2020
Proposal: Variation of condition 1 to extend time to submit reserved matters and commence development of outline planning permission for (17/1078/15).
Location: ASHGROVE HOUSE, GLYN TAFF ROAD, GLYN TAFF, PONTYPRIDD, CF37 4AT
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Report for Development Control Planning Committee

Hawthorn

20/0782/10 Decision Date: 16/12/2020
Proposal: Two storey rear extension, insertion of rooflights to loft.
Location: 17 GLYN-DWR AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PD

20/0937/10 Decision Date: 09/12/2020
Proposal: Detached garage and new boundary walls
Location: 20 HAWTHORN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AT

20/1138/01 Decision Date: 15/12/2020
Proposal: Proposed new fascia sign to front of shop.
Location: CATHYS FRUIT AND VEG, 14B DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5RW

Ffynon Taf

20/0593/10 Decision Date: 07/12/2020
Proposal: Replacement of cleaning bay infrastructure. (Air Quality Assessment Report received 7th November 2020)
Location: G E AIRCRAFT ENGINE SERVICES LTD, CAERPHILLY ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7YJ

20/1193/01 Decision Date: 15/12/2020
Proposal: 3 no. new digital freestanding signs and 1 no. 15" digital booth screen.
Location: MCDONALDS RESTAURANT, HEOL YR ODYN, TREForest INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7QX

Llantwit Fardre

20/0818/10 Decision Date: 17/12/2020
Proposal: Single storey extension, 2 dormer windows, infill in undercroft to front corner, reinstate front door to original position, reinstate square bay windows.
Location: HOLLY COTTAGE, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NA

20/1117/10 Decision Date: 09/12/2020
Proposal: Detached garage.
Location: 1 HEOL BRYNHYFRYD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RH

20/1209/10 Decision Date: 10/12/2020
Proposal: Construction of additional upper floor to existing split level dwelling and construction of garden store.
Location: COPPINS, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EN

20/1239/10 Decision Date: 10/12/2020
Proposal: Single storey rear extension.
Location: 10 YORK DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NR

Report for Development Control Planning Committee

Tonyrefail West

20/0953/10 Decision Date: 09/12/2020
Proposal: Two storey rear extension. (Amended Plans received 11/11/2020)
Location: 3 FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DR

20/1172/09 Decision Date: 15/12/2020
Proposal: Single storey rear extension
Location: 29 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JU

Tonyrefail East

20/1109/10 Decision Date: 08/12/2020
Proposal: Single story side extension and garage conversion.
Location: 34 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GA

Beddau

20/1276/10 Decision Date: 15/12/2020
Proposal: Two storey side extension and garage.
Location: 29 HEOL UNDEB, BEDDAU, PONTYPRIDD, CF38 2LB

Ty'n y Nant

20/1162/09 Decision Date: 15/12/2020
Proposal: Single storey side/rear extension.
Location: 10 CLAVERTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2SB

Report for Development Control Planning Committee

Town (Llantrisant)

20/0350/10 Decision Date: 16/12/2020
Proposal: Conversion of a single dwelling into 2 no. flats (amended location plan and parking layout received 20/10/2020).
Location: 25 SWAN STREET, LLANTRISANT, PONTYCLUN, CF72 8ED

20/1014/10 Decision Date: 14/12/2020
Proposal: Two-storey side extension, new decking podiums to the rear. (Amended plans received 18/11/20).
Location: TY DIWEDD, 2 POLICE HOUSES, HEOL LAS, LLANTRISANT, PONTYCLUN, CF72 8EJ

20/1116/09 Decision Date: 18/12/2020
Proposal: Swyddu ar y llawr gwaelod a fflat ar llawr cyntaf. (Ground floor office with first floor flat).
Location: 6 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BP

20/1218/10 Decision Date: 18/12/2020
Proposal: Two storey side extension and porch
Location: 51 HEOL GWYNNO, LLANTRISANT, PONTYCLUN, CF72 8DD

20/1318/10 Decision Date: 18/12/2020
Proposal: Proposed single storey rear extension including demolition of existing conservatory.
Location: 14 BURGESSE CRESCENT, LLANTRISANT, PONTYCLUN, CF72 8QB

Talbot Green

20/1075/09 Decision Date: 15/12/2020
Proposal: Construction of a rear dormer and gable build-up together with insertion of roof lights to the front elevation to form a loft conversion.
Location: 18 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

20/1194/10 Decision Date: 15/12/2020
Proposal: Single storey rear extension, rear dormer, front bay remodelling and porch.
Location: 58 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

20/1215/10 Decision Date: 14/12/2020
Proposal: Change of use from A1 to A2 (Estate Agents).
Location: ALL SORTS, 22 STUART TERRACE, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AA

20/1285/10 Decision Date: 15/12/2020
Proposal: Removal of existing carport and single storey extension to rear. Proposed single storey rear extension, rear dormer, front bay remodelling and porch.
Location: THE LINKS, 57 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

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

07/12/2020 and 18/12/2020

Report for Development Control Planning Committee

Pontyclun

20/1222/10 Decision Date: 18/12/2020

Proposal: Single-storey side extension.

Location: 56 YNYSDDU, PONTYCLUN, CF72 9UA

Llanharry

20/1252/10 Decision Date: 15/12/2020

Proposal: Double garage, photographic studio and storage.

Location: WILD ROSE, TYLA GARW, PONTYCLUN, CF72 9EZ

Llanharan

20/1136/10 Decision Date: 14/12/2020

Proposal: Proposed new kennel block.

Location: CYNLLAN LODGE, LLANHARRY ROAD, LLANHARRY, PONTYCLUN, CF72 9NH

Brynna

20/0793/10 Decision Date: 14/12/2020

Proposal: All weather outdoor horse riding manège (for private use) (Affecting Public Right of Way PSM/27/1).

Location: FFERM LLANBAD FACH, LANE TO LLANBAD-FAWR, BRYNNA, PONTYCLUN, CF72 9QT

20/1107/10 Decision Date: 14/12/2020

Proposal: Single storey wrap around side and rear extension to include off street parking. Removal of chimney stack to side elevation.

Location: 47 DUFFRYN CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RR

20/1128/10 Decision Date: 08/12/2020

Proposal: Proposed change of use of first floor triple garage from storage to holiday let. (Re-submission)

Location: THE OLD COACH HOUSE, LLANILID, PENCOED, BRIDGEND, CF35 5LA

20/1240/10 Decision Date: 16/12/2020

Proposal: Create new driveway with off-street parking including installation of dropped kerbs.

Location: BREEZES, BRYNNA ROAD, BRYNNA, PONTYCLUN, CF72 9QE

Total Number of Delegated decisions is 60

Report for Development Control Planning Committee

Penygraig

20/1266/15 Decision Date: 14/12/2020

Proposal: Removal of condition 5 (Amended parking area) of planning permission 20/0784/10 for residential development.

Location: 83 HUGHES STREET, PENYGRAIG, TONYPANDY, CF40 1LX

Reason: 1 The proposal would result in a lack of off-street parking that would have a detrimental impact on the safety of all highway users and free flow of traffic. As such the proposal would not be in accordance with Policies AW 5 and NSA 12 of the Rhondda Cynon Taf Local Development Plan.

Trallwn

20/0658/10 Decision Date: 17/12/2020

Proposal: Construct wrap around 2 storey side and rear annex with a single storey rear extension to form new 2 bed dwelling.

Location: 64 COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LP

Reason: 1 The proposal to construct a new dwelling at the site would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in that the scale, form and design of the dwelling would result in overdevelopment of the plot which would have an adverse impact upon the character and appearance of the site and the surrounding area.

Reason: 2 The proposal to construct a new dwelling at the site would be contrary to Policies AW5 and SSA13 of the Rhondda Cynon Taf Local development plan in that it would result in additional on-street parking demand to the detriment of highway safety and the free flow of traffic

Report for Development Control Planning Committee

Tonyrefail West

20/1210/10 Decision Date: 18/12/2020

Proposal: First floor garage extension & ground floor rear extension

Location: 6 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JR

Reason: 1 By virtue of its scale, mass and design, the proposed extension 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 its surroundings.

By virtue of its scale and proximity to the common boundary, the proposal would have an unacceptable detrimental impact to the residential amenity of the adjacent occupiers of No.4 Worcester Court by way of loss of light and outlook. The proposal is therefore considered overbearing, excessive and unneighbourly.

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)'.

20/1250/10 Decision Date: 17/12/2020

Proposal: Double storey side extension.

Location: 39 BEECH WOOD DRIVE, TONYREFAIL, PORTH, CF39 8JL

Reason: 1 The development would introduce an unsympathetic addition as a result of its scale, design, and siting, which would detract from the character and appearance of the existing dwelling and wider street scene. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development, as a result of its scale, design and resulting mass and bulk would have a detrimental impact upon the residential amenity and privacy of the immediate neighbouring properties arising from overbearing and a loss of privacy. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Tonyrefail East

20/1214/10

Decision Date: 15/12/2020

Proposal: Extension and alterations to upper floor to create three self contained flats.

Location: 18 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

Reason: 1 The proposed residential use, in the form of 3 no. flats is considered to represent an inappropriate development that would result in the creation of cramped and poor quality living accommodation contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would result in the intensification of use of the rear lane as a primary means of access and would result in additional on-street parking demand to the detriment of highway safety and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Town (Llantrisant)

20/1143/09

Decision Date: 15/12/2020

Proposal: Single storey extension to rear.

Location: 33 CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DG

Reason: 1 The proposal does not meet all the criteria set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Consequently, the development is not lawful for planning purposes and planning permission is required for the proposed extension. A Certificate of Lawfulness cannot therefore be issued.
