



**PLANNING & DEVELOPMENT COMMITTEE**

**4 FEBRUARY 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 11/01/2021 – 22/01/2021

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**

**4 FEBRUARY 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:** 18/0886 & 18/0880  
**APPEAL REF:** A/21/3266376 & E/21/3266378  
**APPLICANT:** Mr R Higgitt  
**DEVELOPMENT:** Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works (Amended description received 03/10/2016) - (Listed Building Consent). (Amended Heritage Impact Assessment Received 12/07/2019)  
**LOCATION:** 1 FOTHERGILL STREET, TREFOREST, PONTYPRIDD, CF37 1SG  
**APPEAL RECEIVED:** 05/01/2021  
**APPEAL START DATE:** 20/01/2021

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**APPLICATION NO:** 20/1029  
**APPEAL REF:** A/21/3267314  
**APPLICANT:** Mr N Saunders  
**DEVELOPMENT:** Change of use of out-house to a dog-grooming facility (Re-submission of 20/0588/10).  
**LOCATION:** 3 DUFFRYN TERRACE, TONYREFAIL, PORTH, CF39 8HB  
**APPEAL RECEIVED:** 20/01/2021  
**APPEAL START DATE:** 22/01/2021

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 20/0783  
**APPEAL REF:** A/20/3260541  
**APPLICANT:** Mr & Mrs Clarke  
**DEVELOPMENT:** Outline application for a residential dwelling.

**LOCATION:** LAND ADJOINING NEW MOAT, BRIDGE STREET,  
ROBERTSTOWN, ABERDARE, CF44 8EU

**DECIDED:** 09/09/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 08/10/2021  
**APPEAL DECIDED:** 12/01/2021  
**APPEAL DECISION:** Dismissed

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

**Report for Development Control Planning Committee**

**11/01/2021 and 22/01/2021**

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**Aberdare East**

**20/1324/10** Decision Date: 21/01/2021  
**Proposal:** Retention of 2 metre high timber fence.  
**Location:** 2 THE WALK, ABER-NANT, ABERDARE, CF44 0RQ

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**Cwmbach**

**20/0625/10** Decision Date: 21/01/2021  
**Proposal:** Storm porch to front.  
**Location:** 5 CAE ALAW GOCH, CWMBACH, ABERDARE, CF44 0DR

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**Mountain Ash East**

**20/0618/13** Decision Date: 15/01/2021  
**Proposal:** Outline application for residential development (all matters reserved).(Further information received 11/09/2020)  
**Location:** LAND ADJOINING OAKRIDGE, GREENFIELD TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4EB

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**Mountain Ash West**

**20/1238/10** Decision Date: 12/01/2021  
**Proposal:** Change of use from medical centre (class D1) to office (class B1) and provision of additional car parking.  
**Location:** HILLCREST MEDICAL CENTRE, PRYCE STREET, MOUNTAIN ASH, CF45 3NT

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**20/1333/10** Decision Date: 20/01/2021  
**Proposal:** Single storey side extension.  
**Location:** 48 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

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**20/1418/01** Decision Date: 19/01/2021  
**Proposal:** Proposed fascia signage.  
**Location:** TY CALON LAN, LAND AT HENRY STREET, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

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**Aberaman North**

**20/0835/10** Decision Date: 12/01/2021  
**Proposal:** Proposed two storey rear extension.  
**Location:** 21 COBDEN STREET, GODREAMAN, ABERDARE, CF44 6EL

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

## Development Control : Delegated Decisions (Permissions) between:

11/01/2021 and 22/01/2021

### Report for Development Control Planning Committee

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#### Treorchy

**20/1303/10** Decision Date: 18/01/2021

**Proposal:** Garage.

**Location:** TY GWYNFRYN, CHURCH STREET, CWMPARC, TREORCHY, CF42 6NB

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#### Pentre

**20/1293/10** Decision Date: 20/01/2021

**Proposal:** Double storey rear extension and loft conversion.

**Location:** 50 TON ROW, TON PENTRE, PENTRE, CF41 7AW

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#### Tonypandy

**20/1356/10** Decision Date: 18/01/2021

**Proposal:** Conversion of house and shop to two flats.

**Location:** 7 LLWYNPIA ROAD, TONYPANDY, CF40 2EL

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#### Penygraig

**20/0943/10** Decision Date: 22/01/2021

**Proposal:** Change of use from motor repair shop to mixed use of motor repair shop and financial services (A2) (Retrospective).

**Location:** 29A TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JS

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**20/1020/10** Decision Date: 18/01/2021

**Proposal:** Two bedroom detached bungalow.

**Location:** LAND REAR OF TURBERVILLE TERRACE, PENYGRAIG, TONYPANDY, CF40 1LG

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#### Porth

**20/1310/10** Decision Date: 21/01/2021

**Proposal:** New garage to replace existing. (Re-submission of previous planning application 20/0831/10).

**Location:** PEN RHIW GWYNT FARM, PENRHIWGWYNT ROAD, PORTH, CF39 9UE

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**20/1340/10** Decision Date: 21/01/2021

**Proposal:** First floor rear extension.

**Location:** 22 GRAWEN STREET, MOUNT PLEASANT PORTH

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between:****11/01/2021 and 22/01/2021****Report for Development Control Planning Committee**

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**Maerdy**

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**20/1021/10**

Decision Date: 21/01/2021

**Proposal:**

Change of use of shop/living to 3 number self contained flats.

**Location:**60 MAERDY ROAD, MAERDY, FERNDAL, CF43 4AE

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**Trallwn**

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**19/1251/13**

Decision Date: 21/01/2021

**Proposal:**

Outline application with all matters reserved for 2 No. dwellings and demolition of existing garage. (Revised plans incorporating access improvements received 9th November 2020).

**Location:**LAND OFF COEDPENMAEN ROAD, TRALLWN, PONTYPRIDD, CF37 4LR

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**Rhondda**

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**20/1301/10**

Decision Date: 13/01/2021

**Proposal:**

Modification of roof space to provide accommodation.

**Location:**MONTPELIER BUNGALOW, LLANDRAW WOODS, MAESYCOED, PONTYPRIDD, CF37 1EX

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**Treforest**

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**20/1228/10**

Decision Date: 13/01/2021

**Proposal:**

Demolition of two story rear extension and erection of a new two story extension - to enable conversion of derelict 3 bed/1 bath HMO (house in multiple occupation) to a 4 bed/ 2 bath HMO.

**Location:**4 OLD PARK TERRACE, TREFOREST, PONTYPRIDD, CF37 1TG

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**20/1263/10**

Decision Date: 15/01/2021

**Proposal:**

Proposed conversion from a 5 bedroom HMO to 1no. studio, 1no. one bedroom and 1no. two bedroom apartments.

**Location:**61 BROADWAY, TREFOREST, PONTYPRIDD, CF37 1BD

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**20/1302/10**

Decision Date: 12/01/2021

**Proposal:**

Proposed boundary wall.

**Location:**26 RAYMOND TERRACE, TREFOREST, PONTYPRIDD, CF37 1ST

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**Rhydyfelin Central**

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**20/1183/10**

Decision Date: 19/01/2021

**Proposal:**

Development of 2.no flats and associated works (amended plans received 07/01/2021).

**Location:**3 DAN-YR-ALLT CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5EF

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between:**  
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**11/01/2021 and 22/01/2021**

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**Hawthorn**

**20/1328/10**                      Decision Date:    14/01/2021  
**Proposal:**                  Demolish existing sub-standard single storey annexe to rear and construct new two storey extension to side of existing property (amended plans received 08/01/2021).  
**Location:**                14 GLYN-DWR AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PD

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**Ffynon Taf**

**20/1211/10**                      Decision Date:    18/01/2021  
**Proposal:**                  Change of use of ground floor from hairdressers (A1) to restaurant/ take away use (A3).  
**Location:**                CHANS CHINESE KITCHEN, 1 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7ST

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**20/1439/23**                      Decision Date:    22/01/2021  
**Proposal:**                  Increase height of part of existing bridge parapet to a minimum of 1.8m.  
**Location:**                TYRYWEN FOOTBRIDGE, TAFFS WELL

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**Llantwit Fardre**

**20/1053/10**                      Decision Date:    12/01/2021  
**Proposal:**                  Proposed two storey side extension and part rear two storey extension (amended plan received 06/12/2020).  
**Location:**                9 HIBISCUS COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NQ

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**Church Village**

**20/1221/10**                      Decision Date:    14/01/2021  
**Proposal:**                  Proposed garage extension (retrospective) (amended plan received 12/01/2021).  
**Location:**                34 LLANERCH GOED, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TB

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**20/1326/10**                      Decision Date:    18/01/2021  
**Proposal:**                  Two storey side extension and extend driveway to front of property.  
**Location:**                56 TY-DRAW, CHURCH VILLAGE, PONTYPRIDD, CF38 1UF

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**Tonteg**

**20/0964/10**                      Decision Date:    11/01/2021  
**Proposal:**                  Two storey side extension and single storey rear extension (amended plans rec. 10/12/2020).  
**Location:**                2 FFORDD-YR-YWEN, TONTEG, PONTYPRIDD, CF38 1TE

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**20/1438/23**                      Decision Date:    22/01/2021  
**Proposal:**                  Increase height of part of existing bridge parapet to a minimum of 1.85m.  
**Location:**                YNYSGAU OVERBRIDGE TAFF'S WELL, CARDIFF

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between:****11/01/2021 and 22/01/2021****Report for Development Control Planning Committee**

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**Gilfach Goch**

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**20/1300/10** Decision Date: 18/01/2021**Proposal:** Proposed first floor rear extension.**Location:** 4 WOOD STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UF

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**Tonyrefail East**

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**20/1134/10** Decision Date: 18/01/2021**Proposal:** Two-storey side and rear extension with area of single storey extension to rear.**Location:** 8 PANTYBRAD, TONYREFAIL, PORTH, CF39 8HX

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**Ty'n y Nant**

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**20/1291/10** Decision Date: 13/01/2021**Proposal:** Removal of existing garage, provision of new single storey rear extension, enlarged garage to side elevation, porch and canopy to front elevation.**Location:** 2 PLEASANT VIEW, BEDDAU, PONTYPRIDD, CF38 2DT

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**Talbot Green**

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**20/1361/10** Decision Date: 22/01/2021**Proposal:** Change of use of a front and rear ground floor room from a B1 office to a D1 (clinic use).**Location:** GROUND FLOOR, 105 TALBOT ROAD, TALBOT GREEN, CF72 8AE

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**Llanharan**

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**20/1237/10** Decision Date: 18/01/2021**Proposal:** Conversion of garage to living accommodation and first floor extension.**Location:** 27 FFORDD-Y-DOLAU, LLANHARAN, PONTYCLUN, CF72 9ZD

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**20/1290/19** Decision Date: 11/01/2021**Proposal:** Fell all Ash trees.**Location:** GROVE COTTAGE, MILL LANE, LLANHARAN, PONTYCLUN, CF72 9PB

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**Brynna**

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**20/0395/10** Decision Date: 21/01/2021**Proposal:** Two storey side extension.**Location:** 243 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TP

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Total Number of Delegated decisions is 36

**Aberdare West/Llwydcoed**

**20/1360/10** Decision Date: 21/01/2021

**Proposal:** 3 No. detached dwellings off new private drive (Re-submission of 20/0031/10)..

**Location:** LAND ADJOINING HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

**Reason: 1** The proposal, as a result of the siting, scale, design and massing of the dwellings proposed, would lead to overdevelopment of the plot and would have a detrimental impact upon the character and appearance of the site and the surrounding area. The application would therefore not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

**Reason: 2** The proposal would, as a result of the scale and siting of the proposed dwellings, result in an unacceptable overbearing impact upon the amenity of existing residential properties and upon future potential occupiers of Plot 3. The application would therefore not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Aberdare East**

**20/1315/10** Decision Date: 15/01/2021

**Proposal:** Change of use from dwelling house to 7 bedroom house of multiple occupation.

**Location:** 67 MONK STREET, ABERDARE, CF44 7PA

**Reason: 1** In the absence of adequate off-street car parking facilities, the proposed development will result in indiscriminate on-street car parking along the A4233 and adjacent residential terraced streets in an area where there is already considerable demand increasing hazards to the detriment of safety of all highway users and free flow of traffic. As such, the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development.

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**Report for Development Control Planning Committee**

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**Aberaman South**

**20/0824/10**

Decision Date: 20/01/2021

**Proposal:** Construction of balcony and insertion of doors at first floor level (retrospective)

**Location:** AEL AMAN, AMAN STREET, CWMAMAN, ABERDARE, CF44 6PD

**Reason: 1** By virtue of its scale, design and elevated height, the balcony to be retained is considered to have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area. It would form an obtrusive and overbearing addition, which would appear incongruous within its setting.

The proposed balcony, by virtue of its height, prominent location and relationship with adjacent properties, would have an overbearing impact and adversely affect the privacy and amenity of neighbouring properties.

The proposal is considered both unneighbourly and excessive and is therefore 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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**Trealaw**

**20/1306/10**

Decision Date: 18/01/2021

**Proposal:** Detached garage.

**Location:** 55 NEW CENTURY STREET, TREALAW, TONYPANDY, CF40 2PG

**Reason: 1** The proposed garage would result in the level of the pedestrian footway having to be increased to provide an access to the garage. This is considered to be to the detriment of the safety of all highway users. The application is therefore considered contrary to the relevant policies of the Rhondda Cynon Taf Local Development Plan (AW5 and AW6).

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Trallwn
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**20/1200/10**

Decision Date: 20/01/2021

**Proposal:** Construction of a two storey workshop and stores to replace double garage in grounds of Blodwen House (retrospective).

**Location:** GROUNDS OF BLODWEN HOUSE, CORN STORES HILL, PONTYPRIDD, CF37 4LD

- Reason: 1** As a result of its prominent position, scale, appearance and relationship with the surrounding built environment and highway; the proposed workshop and store is considered to be detrimental to the character and appearance of the area. Therefore, the application is considered not to comply with Policies AW5 and AW6 of the Local Development Plan, in respect of its visual impact.
- Reason: 2** The use of the building as a workshop would have an unacceptable adverse impact on the living conditions of the occupants of nearby properties. The development would therefore conflict with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** The proposed development lacks an adequate private shared access and turning area to serve the proposed development and would result in vehicular reversing movement onto Coedpenmaen Road 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: 4** The proposed development will result in increased traffic movements to and from Coedpenmaen Road 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: 5** The proposed access lacks satisfactory vision splays resulting in the creation of increased 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: 6** There is insufficient information regarding off-street parking provision to enable a comprehensive highway safety assessment to be undertaken. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
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**Report for Development Control Planning Committee**

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**Hawthorn**

**20/1320/10** Decision Date: 15/01/2021

**Proposal:** Single storey side extension, rear garden enclosure, new boundary walls.

**Location:** 23 PARC Y DYFFRYN, RHYDYFELIN, PONTYPRIDD, CF37 5RZ

**Reason: 1** By virtue of their prominent position and adverse visual impact on the character and appearance of the area, the boundary walls that would enclose the extended garden area are considered to be an incongruous and detrimental addition to the street scene; and as such, do not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Llantwit Fardre**

**20/1260/10** Decision Date: 19/01/2021

**Proposal:** Detached Dwelling

**Location:** ECLIPSE, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LU

**Reason: 1** The means of access to the proposed development is severely sub-standard and the intensification of its use would result in additional hazards to the detriment of highway safety and the free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal would result in the overdevelopment of the existing residential plot and be poorly related to existing development, to the detriment of the character and appearance of the area and contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The proposed development would have an overbearing impact on the adjacent dwelling known as Eclipse by virtue of its siting and scale, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**20/1314/10** Decision Date: 15/01/2021

**Proposal:** Proposed single storey rear extension and garage.

**Location:** 28 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

**Reason: 1** The development of a garage extension, by virtue of its position in relation to the Nant Myddlyn culverted watercourse, would result in a form of development that would unacceptably increase flood risk.

As such, the development is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note 15 (Development and Flood Risk 2004).

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**Report for Development Control Planning Committee**

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**Pontyclun**

**20/1278/10**

Decision Date: 19/01/2021

**Proposal:** Proposed domestic bungalow.

**Location:** LIFESTYLE EXPRESS, 46 BRYNAMLWG, PONTYCLUN, CF72 9AU

- Reason: 1** The means of access to the development is severely sub-standard in terms of horizontal geometry and provision of segregated pedestrian footway facilities, passing bays and adequate street lighting, junction radii, highway drainage and structural integrity, and intensification of its use will result in further detriment to highway safety 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.
- Reason: 2** The proposed development lacks adequate off-street parking provision resulting in on-street parking demand and the creation of hazards to the detriment of highway safety 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.
- Reason: 3** The proposal would result in a cramped form of development and a siting at odds with its surroundings. As such, it is considered that the proposal would have a detrimental impact on the character and appearance of the surrounding area and would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 4** The siting of the dwelling would result in noise and disturbance to nearby existing residents and as a result of the close proximity to the nearby sports and play area. As such, it is considered that the proposal would have a detrimental impact on the amenity of nearby existing residents and the residents of the proposed dwelling and would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 9