



RHONDDA CYNON TAF

PLANNING & DEVELOPMENT COMMITTEE

25 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 25/01/2021 – 12/02//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

25 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: 20/0717
APPEAL REF: A/21/3266838
APPLICANT: Mrs D Edwicker
DEVELOPMENT: Three bedroom dormer bungalow.
LOCATION: LAND REAR OF NO'S 11 TO 14 CORNWALL ROAD,
WILLIAMSTOWN, TONYPANDY, CF40 1PR
APPEAL RECEIVED: 13/01/2021
APPEAL START DATE: 25/01/2021

APPLICATION NO: 20/0647
APPEAL REF: A/20/3265324
APPLICANT: Mr K Penrose
DEVELOPMENT: Proposed two storey, two bed detached dwelling.
LOCATION: LAND ADJ. 8 OFFICE ROW, PENRHIW-FER,
TONYPANDY, CF40 1SQ
APPEAL RECEIVED: 16/12/2020
APPEAL START DATE: 29/01/2021

APPLICATION NO: 20/1065
APPEAL REF: X/20/3264522
APPLICANT: Mrs C Evans
DEVELOPMENT: Mobile lodge
LOCATION: LAND ADJACENT, TALYFAN ROAD, LLANHARAN,
PONTYCLUN
APPEAL RECEIVED: 05/12/2020
APPEAL START DATE: 09/02/2021

APPEAL DECISIONS RECEIVED

APPLICATION NO: 20/0506
APPEAL REF: A/20/3261935
APPLICANT: Mr Rees
DEVELOPMENT: 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
DECIDED: 27/01/2020
DECISION: Refused
APPEAL RECEIVED: 12/11/2020
APPEAL DECIDED: 12/02/2021
APPEAL DECISION: Dismissed

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

25/01/2021 and 12/02/2021

Report for Development Control Planning Committee

Rhigos

20/1184/10 Decision Date: 28/01/2021

Proposal: Development of 5 bungalows

Location: LAND NORTH OF TANYBRYN BUNGALOW , HEOL-Y-BRYN, RHIGOS, ABERDARE

Hirwaun

20/0848/10 Decision Date: 26/01/2021

Proposal: Construction of replacement single storey attached garage.

Location: 3 SPRINGFIELD GARDENS, HIRWAUN, ABERDARE, CF44 9LY

20/1071/10 Decision Date: 25/01/2021

Proposal: Change of use from warehouse/storage to fitness facility.

Location: UNIT 24, FERRARIS BUSINESS PARK, BRYNGELLI ESTATE, MEADOW LANE, HIRWAUN, ABERDARE, CF44 9PT

20/1150/10 Decision Date: 01/02/2021

Proposal: Construction of agricultural building/barn to replace existing storage facilities.
(Re-Submission)

Location: LAND AT CHALLIS ROW, PENDERYN ROAD, HIRWAUN, ABERDARE

Aberdare West/Llwydcoed

20/1437/10 Decision Date: 10/02/2021

Proposal: Rear extension

Location: 32 BRYN TERRACE, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RA

Aberdare East

20/1225/10 Decision Date: 01/02/2021

Proposal: Demolition of existing single storey extension and construction of new two storey rear extension.

Location: 3 LAMBERT TERRACE, GADLYS, ABERDARE, CF44 8AT

Report for Development Control Planning Committee

Cwmbach

20/1198/10 Decision Date: 26/01/2021
Proposal: Detached dormer bungalow and Garage.

Location: LAND AT 52 & 53 CENARTH DRIVE, CWMBACH, ABERDARE CF44 0NH

20/1394/16 Decision Date: 26/01/2021
Proposal: Construction of 2 No detached dwellings and one double garage with extended drive and construction of a private drive. (Plots 2 & 8 of outline consent 20/0271/13).

Location: 52 - 53 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

20/1415/10 Decision Date: 08/02/2021
Proposal: Proposed rear single and two storey extensions.

Location: 18 DERWENT DRIVE, CWMBACH, ABERDARE, CF44 0LN

20/1431/10 Decision Date: 11/02/2021
Proposal: Proposed rear two storey extension and front entrance porch.

Location: 4 ROSE ROW, CWM-BACH, ABERDARE, CF44 0BN

20/1451/16 Decision Date: 10/02/2021
Proposal: Construction of dormer bungalow (Plot 5 of outline consent 20/0271/13).

Location: 52 - 53 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

Mountain Ash East

20/0907/10 Decision Date: 04/02/2021
Proposal: Dormer bungalow & garage.(Amended Plans and Redline Boundary Received 20/11/2020)(Amended Ownership Certificates received 04/12/2020)

Location: LAND ADJACENT TO 3 CWRT FFOREST, MOUNTAIN ASH

Mountain Ash West

20/1308/10 Decision Date: 27/01/2021
Proposal: Single storey extension and garage.

Location: 56 FOREST VIEW, MOUNTAIN ASH, CF45 3DU

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

25/01/2021 and 12/02/2021

Report for Development Control Planning Committee

Abercynon

20/1407/10 Decision Date: 08/02/2021

Proposal: Installation of an ATM.

Location: COSTCUTTER, 23-25 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RE

20/1408/01 Decision Date: 08/02/2021

Proposal: Advertisement application for the installation of new signage at an ATM.

Location: COSTCUTTER, 23-25 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RE

Ynysybwl

20/0738/19 Decision Date: 12/02/2021

Proposal: Permission to fell Oak tree

Location: DERWEN FAWR, PLEASANT VIEW, YNYSYBWL, PONTYPRIDD, CF37 3PF

20/1413/09 Decision Date: 10/02/2021

Proposal: Certificate of lawful development for change of use from Class C3 dwelling to a Class C3(b) dwelling.

Location: 146 BUARTH-Y-CAPEL, YNYSYBWL, PONTYPRIDD, CF37 3PA

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

25/01/2021 and 12/02/2021

Report for Development Control Planning Committee

Treherbert

20/0174/10 Decision Date: 11/02/2021
Proposal: Development of a new mountain bike trail section for the Skyline Trail on land within Pen y Cymoedd Forest. (Updated archaeological Report Received 23/07/20) (Phase 1 Ecology Survey Received 07/07/20) (Amended)
Location: LAND WITHIN THE PEN-Y-CYMOEDD FOREST. GLYNCORRWG, PORT TALBOT, SA13 3AY

Treorchy

20/1395/15 Decision Date: 03/02/2021
Proposal: Variation of condition 2 approved plans - replace the approved glass balustrade (prev app 17/1194/10).
Location: 63 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

Pentre

20/0094/10 Decision Date: 25/01/2021
Proposal: Demolition of band room and construction of 3 link houses (amended application 22/10/20).
Location: TON PENTRE POST OFFICE, 40-42 CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EA

20/1341/15 Decision Date: 26/01/2021
Proposal: Variation of condition 2 roof pitch to rear elevation (19/0400/10).
Location: 28 QUEEN STREET, TON PENTRE, PENTRE, CF41 7HE

Ystrad

20/1330/10 Decision Date: 26/01/2021
Proposal: Ground floor infill extension and first floor extension to rear.
Location: 7 CHAPEL STREET, YSTRAD, PENTRE, CF41 7RW

Cwm Clydach

20/1305/10 Decision Date: 29/01/2021
Proposal: First floor rear extension.
Location: 11 HIGH STREET, CLYDACH, TONYPANDY, CF40 2BJ

20/1420/10 Decision Date: 29/01/2021
Proposal: First floor rear extension.
Location: 9 RAILWAY TERRACE, CLYDACH, TONYPANDY, CF40 2DA

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

25/01/2021 and 12/02/2021

Report for Development Control Planning Committee

Porth

20/1422/10 Decision Date: 29/01/2021

Proposal: Proposed three storey rear extension.

Location: 69 CHARLES STREET, PORTH, CF39 9YD

Tylorstown

20/1353/10 Decision Date: 26/01/2021

Proposal: Demolition of existing workshop and construction of workshop and office.

Location: 67 WOODLAND ROAD, TYLORSTOWN, FERNDALE, CF43 3ND

Ferndale

20/1391/10 Decision Date: 29/01/2021

Proposal: Proposed garage.

Location: 27 RHONDDA TERRACE, FERNDALE, CF43 4LF

Maerdy

20/1288/10 Decision Date: 01/02/2021

Proposal: Conversion of retail premises into residential dwelling.

Location: 59 MAERDY ROAD, MAERDY, FERNDALE, CF43 4AE

Town (Pontypridd)

20/1299/10 Decision Date: 10/02/2021

Proposal: Installation of air conditioning units to rear of building.

Location: PARK VETS, 19 MORGAN STREET, PONTYPRIDD, CF37 2DS

20/1323/10 Decision Date: 25/01/2021

Proposal: New dormer extensions to front and rear elevations.

Location: 25 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

Trallwn

20/1379/10 Decision Date: 04/02/2021

Proposal: Two storey side extension and external alterations.

Location: KINGSLEY BUNGALOW, 10 HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL

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

25/01/2021 and 12/02/2021

Report for Development Control Planning Committee

Rhondda

20/1436/10 Decision Date: 01/02/2021
Proposal: Demolish conservatory, new single storey rear extension.

Location: BRYNAWEL, 12 QUARRY ROAD, MAESYCOED, PONTYPRIDD, CF37 1JD

Treforest

20/1329/10 Decision Date: 29/01/2021
Proposal: Proposed Change of Use from Class A1 retail to residential use at first floor level to create 2 no. self contained flats. Sub-division of the remaining ground and lower ground floor retail unit to form 3 no. self contained Class

Location: RAINBOW BHK LTD, 93-94 BROADWAY, TREForest, PONTYPRIDD, CF37 1BD

Hawthorn

20/1398/10 Decision Date: 27/01/2021
Proposal: Single storey extension, alteration to main roof to create gable wall, construction of rear dormer.

Location: 80 CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AA

Ffynon Taf

20/0794/10 Decision Date: 09/02/2021
Proposal: Erection of single dwelling (Amended plans received 20/11/2020).

Location: LAND TO THE REAR OF 5 CULES TERRACE, TAFFS WELL, CARDIFF, CF15 7QJ

20/1083/10 Decision Date: 05/02/2021
Proposal: Erection of a steel framed building for storage and warehouse space (amended plan received 14/12/2020)

Location: UNIT 1 THE VANILLA VALLEY, RYAN BUILDINGS, CARDIFF ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SR

20/1292/10 Decision Date: 10/02/2021
Proposal: Single storey front porch, side and rear extensions, conversion of the roof space, addition of pitched roof dormer windows.

Location: TY NANT COTTAGE, BEECHWOOD ROAD, TAFFS WELL, CF15 7RZ

Report for Development Control Planning Committee

Llantwit Fardre

20/0116/10 Decision Date: 28/01/2021

Proposal: Two storey side extension.

Location: 6 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE

20/0910/10 Decision Date: 09/02/2021

Proposal: Replacement garage with office and storage to rear (Amended plans received 14th January 2021).

Location: 39 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NG

20/1202/10 Decision Date: 29/01/2021

Proposal: Detached garage

Location: THE HOLLIES, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HA

21/0026/30 Decision Date: 04/02/2021

Proposal: Agricultural Barn.

Location: LAND AT CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AT

Church Village

20/1384/10 Decision Date: 03/02/2021

Proposal: Change of use of ground retail space (Class A1) to form part of the existing residential accommodation on the first floor (Class C3) and associated external alterations.

Location: PICTURE BOX FRAMING, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RF

21/0031/10 Decision Date: 08/02/2021

Proposal: Single storey double glazed orangery.

Location: 7 WAKELIN CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GA

Tonteg

20/1378/10 Decision Date: 09/02/2021

Proposal: Front porch extension.

Location: 73 FFORDD GERDINAN, TONTEG, PONTYPRIDD, CF38 1ES

Gilfach Goch

20/1388/10 Decision Date: 02/02/2021

Proposal: Two-storey rear extension.

Location: 19 BEECH STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UD

Report for Development Control Planning Committee

Tonyrefail West

20/1377/10 Decision Date: 29/01/2021
Proposal: Part single, part two-storey side / rear extension
Location: 14 HEOL TRANE, TONYREFAIL, PORTH, CF39 8DD

Ty'n y Nant

20/1411/10 Decision Date: 08/02/2021
Proposal: Installation of vertical platform lift with associated works to provide new lift enclosure to front elevation where it passes through roof and re-ordering of room uses.
Location: GARTH VIEW SURGERY, GARTH VIEW, BEDDAU, PONTYPRIDD, CF38 2DA

Town (Llantrisant)

20/1427/10 Decision Date: 29/01/2021
Proposal: Single storey rear and side extension. (Amendments received: 15/01/2021)
Location: 3 SOUTH DRIVE, LLANTRISANT, PONTYCLUN, CF72 8DP

Pontyclun

20/1157/10 Decision Date: 12/02/2021
Proposal: External self supporting weatherproof pergola structure with open able roof and side walls.
Location: MISKIN ARMS PUBLIC HOUSE, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JQ

20/1363/10 Decision Date: 26/01/2021
Proposal: Single storey extension to rear.
Location: 8 ELMS PARK, MISKIN, PONTYCLUN, CF72 8PU

Total Number of Delegated decisions is 50

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

25/01/2021 and 12/02/2021

Report for Development Control Planning Committee

Rhigos

20/1163/10

Decision Date: 03/02/2021

Proposal: Demolition of garage block and construction of rural enterprise dwelling (Re-submission of 20/0302/10) (Rural enterprise dwelling appraisal received 27/11/2020) (Description amended 10/12/2020).

Location: CEFN RHIGOS FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS

Reason: 1 The proposal would represent unjustified development outside the settlement boundary in an unsustainable location, effectively representing a proposal to erect an agricultural workers' dwelling at the site where such a need has not been sufficiently proven. The proposed development is therefore contrary to policies AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan and guidance contained in Planning Policy Wales: Technical Advice Note 6 - Planning for Sustainable Rural Communities.

Tonypandy

21/0011/19

Decision Date: 01/02/2021

Proposal: Fell four trees - T5 (Norway Maple), T6, T7 and T8 (Sycamores).

Location: SIDE OF 6 PARK PLACE, TONYPANDY, CF401BA

Reason: 1 The evidence submitted does not support the felling of the trees and therefore their removal would not be reasonable or appropriate. Consequently, the application is contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note (TAN) 10 of Planning Policy Wales.

Reason: 2 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Cymmer

20/1343/10

Decision Date: 25/01/2021

Proposal: Conversion of basement to a self contained studio flat.

Location: 2 SCRANTON VILLAS, HIGH STREET, CYMMER, PORTH, CF39 9EU

Reason: 1

The proposed residential use, in the form of an additional self-contained flat within the basement of an existing terraced property, would place significant pressure on the plot, representing an over intensive use and overdevelopment of the site, and in trying to accommodate as many units/bedrooms as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Houses in Multiple Occupation (HMO) and Development of Flats Supplementary Planning Guidance.

The proposed development would result in an intensification of an existing sub-standard means of access and would also result in increased on-street parking demand in the vicinity of the development to the detriment of highway safety and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Ffynon Taf

20/1057/10

Decision Date: 25/01/2021

Proposal: Proposed double storey side extension.

Location: THE COTTAGE, 1 CHURCH LANE, TAFFS WELL, CARDIFF, CF15 7TQ

Reason: 1 The proposed extension as a result of its siting, scale, design and overall visual appearance would result in an excessive and unsympathetic addition that would have a detrimental impact on the character and appearance of the existing semi-detached property and surrounding area. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and also the Council's Supplementary Planning Guidance for Householder Development.

Reason: 2 The proposed extension as a result of its siting, scale and design is considered to be an unneighbourly form of development that would be detrimental to the residential amenity of the occupants of 2 Church Lane. As such, the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Llanharry

20/1396/10

Decision Date: 29/01/2021

Proposal: First floor front / side extension.

Location: 4 CLOS PINWYDDEN, LLANHARRY, PONTYCLUN, CF72 9GG

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)'.

Total Number of Delegated decisions is 5