



PLANNING & DEVELOPMENT COMMITTEE

11 MARCH 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 15/02/2021 – 26/02//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

11 MARCH 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

APPEAL DECISIONS RECEIVED

APPLICATION NO: 20/0814
APPEAL REF: A/20/3260428
APPLICANT: Silver Cloud Alpacas
DEVELOPMENT: Functional special and essential needs agricultural dwelling for owner of Silver Cloud Alpacas (Re-submission of Application Ref: 19/1274/10).
LOCATION: PANTYDDRAINAN FARM, LLANTRISANT ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ
DECIDED: 23/09/2020
DECISION: Refused
APPEAL RECEIVED: 01/10/2020
APPEAL DECIDED: 23/02/2021
APPEAL DECISION: Dismissed

APPLICATION NO: 20/0410
APPEAL REF: A/20/3262231
APPLICANT: Mr G Hill
DEVELOPMENT: Outline planning for residential development off a private drive (re-submission of 20/0132/13).(Amended Ecology Survey rec. 11/06/2020)
LOCATION: SWN YR AFON, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP
DECIDED: 15/07/2020
DECISION: Refused
APPEAL RECEIVED: 29/10/2020
APPEAL DECIDED: 18/02/2021
APPEAL DECISION: Dismissed

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

15/02/2021 and 26/02/2021

Report for Development Control Planning Committee

Hirwaun

20/1054/10 Decision Date: 24/02/2021
Proposal: Two storey side extension.
Location: 50 MAESCYNON, HIRWAUN, ABERDARE, CF44 9PG

21/0069/10 Decision Date: 17/02/2021
Proposal: Change of use from commercial premises to residential dwelling.
Location: 77 BRECON ROAD, HIRWAUN, ABERDARE, CF44 9NL

Aberdare West/Llwydcoed

21/0060/10 Decision Date: 24/02/2021
Proposal: Proposed two storey extension to the side of dwelling.
Location: 14 PARK LANE, TRECYNON, ABERDARE, CF44 8HN

Aberdare East

20/0972/10 Decision Date: 15/02/2021
Proposal: Conversion of garage to Granny Annexe (Corrected red line plan received 3/2/21)
Location: ROCKLEAZE, PARK VIEW TERRACE, ABER-NANT, ABERDARE, CF44 0RR

20/1223/10 Decision Date: 19/02/2021
Proposal: Replacement of existing doorway (currently bricked up) and proposed covered external structure.
Location: STALL 15, ABERDARE MARKET, MARKET STREET, ABERDARE

20/1224/12 Decision Date: 19/02/2021
Proposal: Replacement of existing doorway (currently bricked up) and proposed covered external structure. (Application for Listed Building Consent).
Location: STALL 15, ABERDARE MARKET, MARKET STREET, ABERDARE

20/1282/13 Decision Date: 22/02/2021
Proposal: Detached dwelling with turning head. (Coal Mining Risk Assessment received 14/01/2021)
Location: SUMMERFIELD HOUSE, PLASDRAW PLACE, ABER-NANT, ABERDARE, CF44 0NS

20/1441/10 Decision Date: 23/02/2021
Proposal: Single storey extension to side and rear
Location: 10 RICHMOND TERRACE, ABERNANT ROAD, ABER-NANT, ABERDARE CF44 0SF

Report for Development Control Planning Committee

Cwmbach

20/1383/10 Decision Date: 25/02/2021
Proposal: Construction of 2no. detached dwellings and associated works.(Amended Plans Received 02/02/21)
Location: LAND ADJOINING LONGWAITE, WELL PLACE, CWMBACH, ABERDARE

21/0010/10 Decision Date: 22/02/2021
Proposal: Proposed side extension for a kitchen, dining room and lounge.
Location: 72 LLANGORSE ROAD, CWM-BACH, ABERDARE, CF44 0LD

Mountain Ash West

21/0114/10 Decision Date: 24/02/2021
Proposal: Erection of single storey porch, first floor side extension, single storey extension to rear and amended roof for conservatory.
Location: 9 CWM ALARCH, MOUNTAIN ASH, CF45 3DR

Penrhiwceiber

20/1349/10 Decision Date: 22/02/2021
Proposal: Proposed two storey extension.
Location: 5 MORRIS AVENUE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TW

Penygraig

21/0055/01 Decision Date: 23/02/2021
Proposal: Upgrade of existing 48 sheet advert to support digital poster.
Location: 99 AMOS HILL, PEN-Y-GRAIG, TONYPANDY, CF40 1PP

Porth

20/0828/10 Decision Date: 26/02/2021
Proposal: Sub-division of retail unit and change of use of no. 31 to beauty salon (Retrospective).
Location: 31-32 HANNAH STREET, PORTH, CF39 9RB

Report for Development Control Planning Committee

Cilfynydd

21/0012/10 Decision Date: 26/02/2021

Proposal: Proposed garage.

Location: 14 OAKLAND CRESCENT, CILFYNYDD, PONTYPRIDD, CF37 4HD

Glyncoch

20/1425/10 Decision Date: 15/02/2021

Proposal: Two storey side extension, front porch and hardstanding.

Location: 6 GREENMEADOW CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3BU

Town (Pontypridd)

20/1406/10 Decision Date: 16/02/2021

Proposal: Proposed single storey extension and rear dormer.

Location: 45 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

Graig

21/0018/10 Decision Date: 26/02/2021

Proposal: First floor rear extension, replacement of pitched roof with flat roof.

Location: 5 RICKARDS TERRACE, GRAIG, PONTYPRIDD, CF37 1NG

Ffynon Taf

20/1371/10 Decision Date: 18/02/2021

Proposal: Erection of a new secure enclosure to provide overnight storage of two mobile banking vans.

Location: BEECH FARM, CAERPHILLY ROAD, NANTGARW, TAFFS WELL, CAERPHILLY, CF83 1NF

20/1440/10 Decision Date: 17/02/2021

Proposal: Change of use from existing B1/B2/B8 uses to a short-term healthcare waste storage and transfer facility (Sui Generis) along with associated B1/B8 uses.

Location: UNIT 14, MOY ROAD INDUSTRIAL CENTRE, FFORDD BLEDDYN, TAFFS WELL, CARDIFF, CF15 7QR

Report for Development Control Planning Committee

Llantwit Fardre

20/1347/19 Decision Date: 16/02/2021
Proposal: Reduce the height of Oak trees, remove hanging branches to neighbours property and remove dead wood from the trees (Up to 30% reduction).
Location: 11 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

20/1434/10 Decision Date: 15/02/2021
Proposal: Proposed two storey rear extension.
Location: 115 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NY

21/0092/10 Decision Date: 22/02/2021
Proposal: Proposed single storey rear extension (Re-submission).
Location: 28 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

Ty'n y Nant

20/0878/10 Decision Date: 18/02/2021
Proposal: Construction of a detached dwelling (re-submission of 20/0494/10).
Location: LAND ADJ TO 1 CALDERTON ROAD, BEDDAU, PONTYPRIDD, CF38 2LL

Talbot Green

21/0083/10 Decision Date: 25/02/2021
Proposal: Proposed first floor side extension & garage conversion.
Location: 28 WOODFIELD ROAD, TALBOT GREEN, PONTYCLUN, CF72 8JF

Llanharan

21/0078/10 Decision Date: 24/02/2021
Proposal: Single storey extension to the rear.
Location: 1 FFORDD HANN, TALBOT GREEN, PONTYCLUN, CF72 9WX

Brynna

20/1264/10 Decision Date: 15/02/2021
Proposal: Single storey extension to rear for hydrotherapy pool (as amended).
Location: 20 LONYDD GLAS, LLANHARAN, PONTYCLUN, CF72 9FZ

20/1399/10 Decision Date: 16/02/2021
Proposal: Two storey rear extension.
Location: 24 DUFFRYN CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:
Report for Development Control Planning Committee

15/02/2021 and 26/02/2021

Total Number of Delegated decisions is 28

Ffynon Taf

20/1092/10

Decision Date: 16/02/2021

Proposal: Change of use, partial demolition and extension of existing community hall to form a residential dwelling.

Location: OXFORD HALL, RHYD-YR-HELYG, NANTGARW, TAFFS WELL, CF15 7ST

Reason: 1 As a result of its location within a designated Zone C1 as defined by the Development Advice Maps referred to under Technical Advice Note 15: Development and Flood Risk, and with no justification or appropriate mitigation proposed, the proposed development is at risk of flooding which could result in a risk to public health. The proposed development is therefore contrary to the policy guidance set out in Technical Advice Note 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan and is unacceptable in principle.

Reason: 2 The means of access to the proposed development is sub-standard in terms of horizontal geometry, carriageway width, junction radii, vision splays, forward visibility, segregated footway, street lighting, drainage and structural integrity and intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic. Furthermore, highway improvements would require third party land and as such deliverability cannot be guaranteed. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposal, as a result of its position, height, massing and relationship with the neighbouring properties located at Rhyd-yr-Helyg, would be considered to have a significant detrimental impact upon the amenity and outlook of their 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.

Tonyrefail East

21/0084/02

Decision Date: 23/02/2021

Proposal: Application for Certificate of Appropriate Alternative Development - Dualling A4119.

Location: LAND ADJACENT TO PANTGLAS FARM AND A4119, COEDEL, TONYREFAIL, CF72 8GX

Reason: 1 Planning permission would not have been granted for any development of the land in question other than the development which is proposed to be carried out by the Authority by whom the interest is proposed to be acquired.
The site is located outside the defined settlement boundary. Therefore, the alternative uses suggested on the site would represent inappropriate development in the countryside contrary to Policies CS2, SSA13 and AW2 of the Rhondda Cynon Taf Local Development Plan.
