



PLANNING & DEVELOPMENT COMMITTEE

25 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 01/03/2021 – 12/03//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 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

APPEALS RECEIVED

APPLICATION NO: 20/0518
APPEAL REF: A/20/3266126
APPLICANT: Mrs M Bailey
DEVELOPMENT: Replace an unsafe wall with a new gabion basket wall, infilling of land (retrospective).
LOCATION: LAND AT AEL-Y-BRYN, TREHAFOD, PONTYPRIDD, CF37 2PB
APPEAL RECEIVED: 29/12/2020
APPEAL START DATE: 11/03/2021

APPEAL DECISIONS 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
DECIDED: 13/08/2020
DECISION: Refused
APPEAL RECEIVED: 17/11/2020
APPEAL DECIDED: 10/03/2021
APPEAL DECISION: Dismissed

APPLICATION NO: 20/0979
APPEAL REF: D/20/3264273
APPLICANT: Mrs J Ryan
DEVELOPMENT: Balcony to front elevation with stainless steel and glass.
LOCATION: 1 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP
DECIDED: 05/11/2020
DECISION: Refused
APPEAL RECEIVED: 01/12/2020
APPEAL DECIDED: 02/03/2021
APPEAL DECISION: Dismissed

APPLICATION NO: 20/1058
APPEAL REF: D/20/3264267
APPLICANT: Mr N Saunders
DEVELOPMENT: Demolition of single storey extension, construction of double storey extension (part retrospective).
LOCATION: 9 ST JOHN'S STREET, GLYNFACH, PORTH, CF39 9LA
DECIDED: 01/12/2020
DECISION: Refused
APPEAL RECEIVED: 01/12/2020
APPEAL DECIDED: 02/03/2021
APPEAL DECISION: Allowed with Conditions

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

21/0062/10 Decision Date: 03/03/2021
Proposal: Proposed side/rear first floor extension, new bay window to front elevation and internal alterations.
Location: 18 CYPRESS COURT, CWMDARE, ABERDARE, CF44 8YB

Aberdare East

20/1019/01 Decision Date: 12/03/2021
Proposal: Replacement fascia sign and logo at front of property to replace existing signage.
Location: ABERDARE RUGBY CLUB, 49-50 GLOUCESTER STREET, ABERDARE, CF44 7BP

Penrhiwceiber

21/0103/10 Decision Date: 12/03/2021
Proposal: Proposed residential annexe.
Location: 1 PERTHGELYN COTTAGES, ROAD TO PENTWYN UCHAF FARM, PERTHCELYN, MOUNTAIN ASH, CF45 3YJ

21/0118/10 Decision Date: 09/03/2021
Proposal: Refurbishment, alteration and extension to bungalow.
Location: 9 TANYBRYN, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3UJ

Abercynon

20/1412/10 Decision Date: 11/03/2021
Proposal: Siting of shipping container to be used for the production of takeaway pizzas.
Location: THE CLUB HOUSE, ABERCYNON RUGBY CLUB, ABERCYNON RECREATION GROUND, PARK ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4RU

Report for Development Control Planning Committee

Treherbert

21/0037/10 Decision Date: 04/03/2021
Proposal: Single storey extension.
Location: 109 BROOK STREET, BLAENRHONDDA, TREORCHY, CF42 5SF

21/0133/10 Decision Date: 10/03/2021
Proposal: Conversion of a redundant shop to living accommodation (Re-submission of 19/0560/10).
Location: 140 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

Treorchy

20/1101/10 Decision Date: 11/03/2021
Proposal: Erect first floor side extension and rear balcony.
Location: 19 TAN-Y-FRON, TREORCHY, CF42 6HA

20/1430/10 Decision Date: 08/03/2021
Proposal: First floor rear extension and detached garage.
Location: 10 CROSSWOOD STREET, TREORCHY, CF42 6RH

21/0041/10 Decision Date: 11/03/2021
Proposal: Proposed private domestic garage.
Location: LAND ADJACENT TO OAK TREE HALL, CEMETERY ROAD, TREORCHY

Pentre

21/0122/10 Decision Date: 10/03/2021
Proposal: Single storey infill extension to rear.
Location: 33 KENNARD STREET, TONPENTRE, PENTRE, CF41 7AY

Ystrad

21/0016/10 Decision Date: 04/03/2021
Proposal: Installation of a prefabricated flue.
Location: HOT SPOT SUN BEDS, 86-87 WILLIAM STREET, YSTRAD, PENTRE, CF41 7QY

Llwynypia

20/1064/10 Decision Date: 11/03/2021
Proposal: Erection of new re-placement dwelling.
Location: 100 PARTRIDGE ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2LS

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

01/03/2021 and 12/03/2021

Report for Development Control Planning Committee

Cwm Clydach

20/1457/10 Decision Date: 05/03/2021

Proposal: Six lock up garages.

Location: LAND TO THE REAR OF 106 PARK STREET, CLYDACH, TONYPANDY

Tonypandy

21/0067/10 Decision Date: 11/03/2021

Proposal: Change of use from amusement arcade/tanning studio (Sui Generis) to hot food takeaway (A3).

Location: STARDUST, 36 DUNRAVEN STREET, TONYPANDY, CF40 1AL

21/0068/01 Decision Date: 11/03/2021

Proposal: Advertisement consent for new fascia sign and projecting sign.

Location: STARDUST, 36 DUNRAVEN STREET, TONYPANDY, CF40 1AL

Porth

20/1251/12 Decision Date: 11/03/2021

Proposal: Decoration of side rendered wall.

Location: YR HEN LYFRGELL PORTH CYF, 47 PONTYPRIDD ROAD, PORTH, CF39 9PG

Cymmer

20/1110/10 Decision Date: 08/03/2021

Proposal: Construction & completion of the two storey extension as being built (part retrospective)

Location: 8 RICKARDS STREET, GLYNFACH, PORTH, CF39 9LL

Ynyshir

20/1271/10 Decision Date: 03/03/2021

Proposal: Construction of 2 no. garages and associated fencing/gates.

Location: LAND REAR OF 29 SOUTH STREET, YNYSHIR, PORTH

Report for Development Control Planning Committee

Tylorstown

21/0117/10 Decision Date: 12/03/2021

Proposal: Two storey extension.

Location: 69 EDMONDES STREET, TYLORSTOWN, FERNDALE, CF43 3HW

21/0142/10 Decision Date: 11/03/2021

Proposal: Two storey extension.

Location: 25 PENRHYS AVENUE, TYLORSTOWN, FERNDALE, CF43 3AY

Town (Pontypridd)

20/1454/01 Decision Date: 11/03/2021

Proposal: Installation of 3 no. fascia signs and 1 no. menu board inside shop front.

Location: UNIT 2, 3 LLYS CADWYN, PONTYPRIDD, CF37 4TH

21/0035/10 Decision Date: 09/03/2021

Proposal: Installation of flood barriers (demountable) to the building shop front.

Location: 79 TAFF STREET, PONTYPRIDD, CF37 4SU

21/0144/15 Decision Date: 11/03/2021

Proposal: Application for modification of Section 106 agreement to accommodate boundary change (previous planning application 56/94/0185).

Location: 37 & 39 GRAIGWEN ROAD, GRAIG-WEN, PONTYPRIDD, CF37 2HD

Trallwn

20/1414/10 Decision Date: 10/03/2021

Proposal: Two storey extension and single storey mono-pitch extension to side of property.

Location: COEDPENMAEN HOUSE, 3 RALPH STREET, TRALLWN, PONTYPRIDD, CF37 4RS

Rhondda

21/0027/15 Decision Date: 04/03/2021

Proposal: Removal of Condition 1 (Agricultural Occupancy) of Planning Permission 56/80/0708.

Location: LLANDRAW FARM, LLANDRAW WOODS, MAES-Y-COED, PONTYPRIDD, CF37 1EX

Graig

21/0120/10 Decision Date: 11/03/2021

Proposal: Dormer bungalow (resubmission of 20/0894/10).

Location: PANORAMA D, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PU

Report for Development Control Planning Committee

Rhydyfelin Central

20/1385/10 Decision Date: 09/03/2021
Proposal: Detached outbuilding to create gym and leisure space.
Location: 99 OAK STREET, RHYDYFELIN, PONTYPRIDD, CF37 5SD

Ffynon Taf

20/1216/10 Decision Date: 09/03/2021
Proposal: Installation of a 6000 L methanol storage tank and construction of an associated all-weather enclosed building to protect the tank from inclement weather and direct sunlight.
Location: UNIT 1 BIOCATALYSTS, CEFN COED, NANTGARW, TAFFS WELL, CARDIFF, CF15 7QQ

Llantwit Fardre

21/0015/10 Decision Date: 04/03/2021
Proposal: Proposed single storey extension incorporating a double garage, utility, wc and entrance hall.
Location: TY MAWR BARN, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AT

21/0186/10 Decision Date: 11/03/2021
Proposal: Conversion of garage to habitable room.
Location: 24 HEOL ISAF, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TJ

Church Village

21/0130/10 Decision Date: 03/03/2021
Proposal: Two storey extension to side and rear with loft conversion.
Location: 15 CAE CADNO, CHURCH VILLAGE, PONTYPRIDD, CF38 1UL

Tonteg

20/1203/10 Decision Date: 11/03/2021
Proposal: Single storey side extension.
Location: 32 OAKFIELD CRESCENT, TONTEG, PONTYPRIDD, CF38 1NG

Tonyrefail West

21/0171/10 Decision Date: 12/03/2021
Proposal: Construction of single storey rear extension.
Location: 11 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JR

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

01/03/2021 and 12/03/2021

Report for Development Control Planning Committee

Beddau

20/1317/10 Decision Date: 11/03/2021
Proposal: Ground floor rear extension (retrospective)
Location: 73 CLOS MYDDLIN, BEDDAU, PONTYPRIDD, CF38 2JT

Ty'n y Nant

21/0022/10 Decision Date: 03/03/2021
Proposal: Proposed single storey rear extension with flat roof.
Location: 21 CAVENDISH PLACE, BEDDAU, PONTYPRIDD, CF38 2RP

Town (Llantrisant)

20/1443/10 Decision Date: 05/03/2021
Proposal: Garden office.
Location: RHIWBRIDWEL HOUSE, CROSS INN, PONTYCLUN, CF72 8LU

21/0014/10 Decision Date: 03/03/2021
Proposal: Two-storey and single storey rear extension.
Location: 11 HEOL PEN-Y-PARC, LLANTRISANT, PONTYCLUN, CF72 8DN

21/0131/10 Decision Date: 03/03/2021
Proposal: Single storey rear extension.
Location: 18 LOWERDALE DRIVE, LLANTRISANT, PONTYCLUN, CF72 8DY

Talbot Green

20/1450/10 Decision Date: 04/03/2021
Proposal: Proposed 2 storey extension to rear of property to provide bedroom and bathroom including hip to gable roof conversion.
Location: 16 LANELAY CLOSE, TALBOT GREEN, PONTYCLUN, CF72 8JA

21/0134/10 Decision Date: 11/03/2021
Proposal: 2 storey side/rear extension with single storey lean-to to rear.
Location: 26 HEOL MILES, TALBOT GREEN, PONTYCLUN, CF72 8HU

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

01/03/2021 and 12/03/2021

Report for Development Control Planning Committee

Llanharry

21/0034/23

Decision Date: 09/03/2021

Proposal: Demolition of former residential care home 2 storey building and proposed erection of 1 no. assisted living unit and associated works. (See Demolition Method Statement).

Location: PANTGWYN, 9 ELM ROAD, LLANHARRY, PONTYCLUN, CF72 9HR

21/0128/10

Decision Date: 10/03/2021

Proposal: First floor extension (re-submission of 20/1396/10).

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

Total Number of Delegated decisions is 43

Report for Development Control Planning Committee

Aberaman North

21/0072/10

Decision Date: 04/03/2021

Proposal: Detached domestic garage with hobbies room at first floor.

Location: 317 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6UU

Reason: 1 The proposed garage and hobby room would, as a result of its size, length, height and scale sited in close proximity to the boundary with 318 Cardiff Road, have an overbearing and unneighbourly impact contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and also the Councils Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.

Reason: 2 The proposed garage and hobby room would, as a result of its design, appearance, height, size and scale have an alien and incongruous appearance that would have a detrimental effect on the character and appearance of the host dwelling and would be out of keeping with the character of the local area, being detrimental to the visual amenity of its surroundings. The proposed development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and also the Council's Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.

Ynyshir

20/1458/10

Decision Date: 04/03/2021

Proposal: Eight lock up garages.

Location: LAND OPPOSITE 23 - 27 STANDARD VIEW, YNYSHIR, PORTH

Reason: 1 The proposed development would have a harmful impact on highway safety, contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

Garages 1-3 would encroach onto the public highway, increasing potential hazards and increased maintenance liability to the Council to the detriment of safety of all highway users.

The application is lacking in information with regards to the construction of the proposed garage block and the proposed set back from the public highway. It also lacks information with regards to the tie in detail with the public highway, surfacing material of the proposed entrance apron, and detail of the guardrail to be removed and reinstated for a full highway safety assessment to be undertaken.

Reason: 2 Insufficient information has been provided to assess the potential impact upon ecology on and around the site and therefore the application does not comply with Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Trallwn

21/0098/10 Decision Date: 11/03/2021

Proposal: Proposed rear dormers, loft conversion, balcony & new windows.

Location: 20 SION STREET, PONTYPRIDD, CF37 4SD

Reason: 1 The proposed rear dormers and elevated roof terrace would represent an incongruous feature, poorly related to the existing property and surrounding street scene and detrimental to the character and appearance of the Pontypridd (Taff) Conservation Area.

The application is therefore contrary to Policies AW5, AW6, and AW7 of the Rhondda Cynon Taf Local Development Plan.

Ffynon Taf

20/0066/10 Decision Date: 04/03/2021

Proposal: Reduce level of car park and build extension to restaurant at first floor level with parking below and provide access stairs and lift.

Location: BOMBAY BLUE, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7SS

Reason: 1 The proposed development would reduce existing off street parking capacity whilst increasing its requirement, resulting in additional on street parking demand, to the detriment of highway safety and the free flow of traffic and contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Tonyrefail West

21/0156/10 Decision Date: 12/03/2021

Proposal: Change of use to local convenience shop, demolition of single storey rear extension to create parking area, and external alterations.

Location: PENRHIWFER COMMUNITY CENTRE, ASHDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RT

Reason: 1 The change of use is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

In the absence of adequate off-street car parking facilities, the proposed development will lead to indiscriminate on-street parking by all types of vehicles in the vicinity of the site and surrounding highway network to the detriment of safety of all highway users and free flow of traffic.

The access lanes proposed for off-street car parking are sub-standard in width for safe two-way vehicular movement and sub-standard in width as a shared use with pedestrians to accommodate the additional traffic generated by the proposed use increasing risk of harm to all highway users.

Reason: 2 The change of use is incompatible with the nearby residential properties due to its likely adverse impact upon the general residential amenity of the occupiers of neighbouring residential accommodation arising from noise generation and disturbance. As such the proposal conflicts with policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Talbot Green

20/1448/10 Decision Date: 01/03/2021

Proposal: Proposed single storey front extension and off road parking Including new vehicle access.

Location: 3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW

Reason: 1 The development, by virtue of its scale, design and siting, represents an incongruous development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of the street scene. The proposal would therefore be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

Report for Development Control Planning Committee

Llanharry

21/0024/10

Decision Date: 01/03/2021

Proposal: New 3 bed dwelling.

Location: 51 GELLI ROAD, LLANHARRY, PONTYCLUN, CF72 9JA

- Reason: 1** The means of access serving the development is sub-standard and its use to serve residential development would result in 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: 2** 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: 3** Due to the siting, in close proximity to the garden of 51 Gelli Road and the height of the proposed dwelling there would be an overbearing impact. There would also be a loss of privacy from two windows on the side elevation facing the garden of that property. As such, it is considered that the proposal would have a detrimental impact on the amenity of nearby existing residents 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 7