



PLANNING & DEVELOPMENT COMMITTEE

15 APRIL 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 15/03/2021 – 02/04//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

15 APRIL 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: 21/0098
APPEAL REF: D/21/3271563
APPLICANT: Mr K Stewart
DEVELOPMENT: Proposed rear dormers, loft conversion, balcony & new windows.
LOCATION: 20 SION STREET, PONTYPRIDD, CF37 4SD
APPEAL RECEIVED: 25/03/2021
APPEAL START DATE: 25/03/2021

APPEAL DECISIONS 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
DECIDED: 25/09/2020
DECISION: Refused
APPEAL RECEIVED: 01/12/2020
APPEAL DECIDED: 25/03/2021
APPEAL DECISION: Allowed with Conditions

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

20/1258/10 Decision Date: 31/03/2021
Proposal: Extension of garden curtilage to rear of properties.
Location: 36 AND 38 MAES Y FFION, LLWYDCOED, ABERDARE, CF44 0AQ

20/1400/10 Decision Date: 17/03/2021
Proposal: Change of use from small domestic outbuilding to dog grooming business.
Location: 12 KING STREET, CWMDARE, ABERDARE, CF44 8TR

21/0013/10 Decision Date: 16/03/2021
Proposal: Change of use of ancillary outbuilding into a dog grooming salon.
Location: 13 PARK LANE, TRECYNON, ABERDARE, CF44 8HN

21/0136/10 Decision Date: 30/03/2021
Proposal: Construction of two storey side and two storey rear extensions and raised balcony.
Location: DYLLAS COTTAGE, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0LJ

21/0154/09 Decision Date: 01/04/2021
Proposal: Single storey rear extension
Location: 110 Y DOLYDD, CWMDARE, ABERDARE, CF44 8EQ

Aberdare East

21/0125/10 Decision Date: 25/03/2021
Proposal: Two storey and single storey extensions.
Location: 6 AGENT'S ROW, ABER-NANT, ABERDARE, CF44 0SW

Cwmbach

21/0124/10 Decision Date: 30/03/2021
Proposal: Lean to conservatory to rear and side of dwelling.
Location: 5 HEATH CLOSE, CWM-BACH, ABERDARE, CF44 0JH

21/0180/10 Decision Date: 30/03/2021
Proposal: Two storey and single storey extensions.
Location: MAESGLAS, 6 LLYS Y COED, CWM-BACH, ABERDARE, CF44 0BS

Report for Development Control Planning Committee

Ynysybwl

21/0019/10 Decision Date: 24/03/2021
Proposal: Replacement of plot 3 outline permission (09/0671/13) - New detached dwelling with integral garage, including access, landscaping and on plot parking.
Location: PLOT 3 (DINGLEWOOD DEVELOPMENT), PLEASANT VIEW, YNYS-Y-BWL, PONTYPRIDD

21/0057/10 Decision Date: 18/03/2021
Proposal: Two storey rear extension and raise roof height of existing area to the side of main dwelling.
Location: LLECHWEN FARM, MILL ROAD, YNYS-Y-BWL, PONTYPRIDD, CF37 3LR

21/0167/10 Decision Date: 31/03/2021
Proposal: Proposed Garage
Location: LAND TO THE REAR OF REDLANDS, NEW ROAD, YNYSYBWL, CF37 3HA

21/0301/10 Decision Date: 29/03/2021
Proposal: Double storey side extension, single storey extension, extension of dropped kerb outside and upgrading windows.
Location: 1 HEOL-Y-PLWYF, YNYSYBWL, PONTYPRIDD, CF37 3HY

Aberaman North

21/0141/10 Decision Date: 26/03/2021
Proposal: Two storey extension.
Location: 4 THE FAIRWAYS, ABERAMAN, ABERDARE, CF44 6WY

Aberaman South

21/0119/10 Decision Date: 31/03/2021
Proposal: New mezzanine level internal extension and associated works.
Location: UNIT 25, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

Report for Development Control Planning Committee

Treherbert

21/0063/10 Decision Date: 29/03/2021
Proposal: Bay window to front.
Location: 36 DUMFRIES STREET, TREHERBERT, TREORCHY, CF42 5PP

Treorchy

21/0039/10 Decision Date: 17/03/2021
Proposal: Single storey rear conservatory extension.
Location: 21 TAN-Y-FRON, TREORCHY, CF42 6HA

Pentre

21/0085/10 Decision Date: 22/03/2021
Proposal: Proposed three storey extension and loft conversion.
Location: 48 KENNARD STREET, TONPENTRE, PENTRE, CF41 7AZ

Llwynypia

21/0052/10 Decision Date: 16/03/2021
Proposal: Demolition of existing single derelict garage. Construction of new building subdivided into three separate garages.
Location: 64 SHERWOOD STREET, LLWYNYPIA, TONYPANDY, CF40 2TF

Tonypandy

21/0222/10 Decision Date: 25/03/2021
Proposal: Double storey rear extension.
Location: 64 COURT STREET, TONYPANDY, CF40 2RJ

Trealaw

20/1442/10 Decision Date: 17/03/2021
Proposal: Two storey side extension with garage & terrace access to garden.
Location: IVY COTTAGE, STATION ROAD, TREALAW, TONYPANDY, CF40 2PL

Cymmer

20/1348/09 Decision Date: 17/03/2021
Proposal: Erection of a rear conservatory.
Location: 2 KENSINGTON DRIVE, GLYNFACH, PORTH, CF39 9NN

Report for Development Control Planning Committee

Glyncoch

21/0033/19 Decision Date: 19/03/2021
Proposal: Proposed 30% crown reduction of 2no. Oak Trees (T1 and T2) and 1no. Beech Tree.
Location: 13 ASHGROVE, GLYN-COCH, PONTYPRIDD, CF37 3DW

Trallwn

21/0065/09 Decision Date: 18/03/2021
Proposal: Proposed single storey kitchen extension.
Location: HOLLYTREES, HOSPITAL ROAD, PONTYPRIDD, CF37 4AH

Rhondda

21/0127/18 Decision Date: 22/03/2021
Proposal: Cut down a large Silver Birch tree situated on boundary wall of property.
Location: THE OLD VICARAGE, TROEDRHIW TRWYN, PANT-Y-GRAIG-WEN, PONTYPRIDD, CF37 2SE

Graig

21/0066/10 Decision Date: 01/04/2021
Proposal: Proposed change of use of a four-bedroom semi-detached house (C3 use) to a five-bedroom house of multiple occupation (C4 use) together with minor alterations.
Location: 39 HIGH STREET, GRAIG, PONTYPRIDD, CF37 1QP

Hawthorn

21/0111/10 Decision Date: 22/03/2021
Proposal: Proposed single storey side extension with rear garden enclosure (re-submission of 20/1320/10).
Location: 23 PARC Y DYFFRYN, RHYDYFELIN, PONTYPRIDD, CF37 5RZ

Report for Development Control Planning Committee

Llantwit Fardre

21/0070/10 Decision Date: 16/03/2021
Proposal: Single storey rear extension, first floor extension to infill corner above existing garage, conversion of garage to office/study.
Location: 19 FFORDD GLAS Y DORLAN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BZ

21/0071/19 Decision Date: 15/03/2021
Proposal: 15% Side Reduction of Oak Tree Branches.
Location: 33 CLOS CEFN GLAS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS

21/0116/10 Decision Date: 22/03/2021
Proposal: Single storey rear extension with 2no rooflights.
Location: 27 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

Tonteg

21/0080/10 Decision Date: 26/03/2021
Proposal: Extension to the current production building.
Location: UNIT A6 P B GELATINS UK LTD, SEVERN ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP

Gilfach Goch

21/0076/10 Decision Date: 16/03/2021
Proposal: Rear single storey extension and double storey extension.
Location: 1 & 3 WOOD STREET, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8UF

Tonyrefail West

21/0081/10 Decision Date: 17/03/2021
Proposal: Extension over double garage, small extension to rear single storey extension (resubmission 20/1210/10).
Location: 6 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JR

21/0263/10 Decision Date: 29/03/2021
Proposal: Conversion of the Black Diamond public house to residential accommodation.
Location: THE BLACK DIAMOND PUBLIC HOUSE, EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NR

Report for Development Control Planning Committee

Tonyrefail East

20/0674/10 Decision Date: 16/03/2021
Proposal: Two storey side extension, single storey rear extension, and single storey front extension.
Location: 19 TYN-Y-WERN, TONYREFAIL, PORTH, CF39 8AW

21/0004/10 Decision Date: 01/04/2021
Proposal: Proposed two storey side extension and a rear single storey extension.
Location: 40 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN

21/0110/10 Decision Date: 31/03/2021
Proposal: Two-storey side / front extension, ground floor rear extension and loft conversion.
Location: UPLANDS, TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AH

Beddau

21/0064/10 Decision Date: 15/03/2021
Proposal: Single storey side extension.
Location: 50 MILTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2TN

21/0099/10 Decision Date: 30/03/2021
Proposal: Two storey side extension, relocation of front door, front porch and new fencing to the sides of property.
Location: 112 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JE

Town (Llantrisant)

21/0106/10 Decision Date: 31/03/2021
Proposal: First floor side extension and porch.
Location: 15 TAN-YR-ALLT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8PY

21/0126/10 Decision Date: 15/03/2021
Proposal: Renovation of property including replacement windows, doors and repair of external staircase to rear.
Location: 6 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BP

21/0155/15 Decision Date: 31/03/2021
Proposal: Removal/Variation of condition 1 of 16/0188/10 to allow a further 5 years for commencement (renewal).
Location: CHURCH HOUSE, 1 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF

21/0157/15 Decision Date: 31/03/2021
Proposal: Variation of condition 1 of planning permission 16/0236/10 to extend the commencement of development for a further 5 years.
Location: 6 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF

Report for Development Control Planning Committee

Pontyclun

20/0742/10 Decision Date: 31/03/2021
Proposal: Cover to rear entrance door similar to a car port (retrospective).
Location: 2 LLANHARRY ROAD, BRYNSADLER, PONTYCLUN, CF72 9DB

21/0087/10 Decision Date: 18/03/2021
Proposal: Two storey side extension and single storey rear extension.
Location: 61 THE HOLLIES, BRYNSADLER, PONT-Y-CLUN, PONTYCLUN, CF72 9BB

Llanharry

20/1446/10 Decision Date: 01/04/2021
Proposal: Proposed two storey side extension and update the existing conservatory.
Location: 22 SGUBOR GOCH, LLANHARRY, PONTYCLUN, CF72 9NF

21/0079/10 Decision Date: 17/03/2021
Proposal: Ground floor front and two-storey side extension (re-submission 20/1063/10).
Location: 59 HEOL PANT GWYN, LLANHARRY, PONTYCLUN, CF72 9HW

Llanharan

21/0206/09 Decision Date: 15/03/2021
Proposal: Part garage conversion.
Location: 24 RHODFA BRYN RHYDD, TALBOT GREEN, PONTYCLUN, CF72 9FD

Brynna

21/0115/10 Decision Date: 29/03/2021
Proposal: First floor side extension over garage
Location: 7 AUTHORS PLACE, LLANHARAN, PONTYCLUN, CF72 9UR

21/0166/10 Decision Date: 01/04/2021
Proposal: Single storey detached garage.
Location: 48 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX

21/0195/10 Decision Date: 22/03/2021
Proposal: Two storey side extension.
Location: TY GWYN, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG

Report for Development Control Planning Committee

Trealaw

21/0102/10 Decision Date: 15/03/2021

Proposal: Raised decking area (Retrospective).

Location: 6 PERGWM STREET, TREALAW, TONYPANDY, CF40 2UP

Reason: 1 The retention of the decking, by virtue of its scale, design, and elevated height, is considered to have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area. It would also result in a significant detrimental impact upon the residential amenity of neighbouring occupiers, having caused a material loss of privacy, an increase in overlooking and an unacceptable overbearing impact. 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)'.

Trallwn

21/0077/10 Decision Date: 29/03/2021

Proposal: Proposed demolition of existing rear extension and construct wrap around 2 storey side and rear annex to form new dwelling with onsite parking space (re-submission).

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

Rhydyfelin Central

21/0097/10 Decision Date: 24/03/2021

Proposal: The construction of a front and rear extension to create a vehicle bay, office facilities and stores.

Location: AUTOSTYLE AND SPRAYING UNIT 2, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

Reason: 1 The proposed development would result in the loss of off-street parking provision and the creation of on-street parking demand 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.

Report for Development Control Planning Committee

Tonyrefail East

21/0138/10

Decision Date: 15/03/2021

Proposal: Two storey extension.

Location: 5 THE MEADOWS, COEDEL, TONYREFAIL, PORTH, CF39 8BS

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. It would also remove an area of public open space from within the estate which provides a beneficial facility for all residents. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4