



PLANNING & DEVELOPMENT COMMITTEE

29 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 05/04/2021 – 16/04//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

29 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: 21/0102
APPEAL REF: D/21/3272736
APPLICANT: Mrs S Morrissey
DEVELOPMENT: Raised decking area (Retrospective).
LOCATION: 6 PERGWM STREET, TREALAW, TONYPANDY, CF40
2UP
APPEAL RECEIVED: 08/04/2021
APPEAL START 13/04/2021
DATE:

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

21/0300/30 Decision Date: 13/04/2021

Proposal: Erection of a polytunnel.

Location: BWLLFA FARM, BWLLFA ROAD, CWMDARE, ABERDARE, CF44 8UL

21/0331/10 Decision Date: 14/04/2021

Proposal: Detached garage to rear.

Location: 13 BRONIESTYN TERRACE, TRECYNON, ABERDARE, CF44 8EG

Aberdare East

20/0789/13 Decision Date: 08/04/2021

Proposal: Outline application for a residential dwelling with all matters reserved.

Location: CARTREF, MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU

Mountain Ash East

21/0188/10 Decision Date: 14/04/2021

Proposal: First floor extension to side, double storey extension to rear (amended plan received 08/03/2021).

Location: 17 LON-Y-FELIN, CEFNPENNAR, MOUNTAIN ASH, CF45 4ES

Aberaman South

20/1242/10 Decision Date: 06/04/2021

Proposal: Single storey rear extension.

Location: 48 GLYNHAFOD STREET, CWMAMAN, ABERDARE, CF44 6LD

Report for Development Control Planning Committee

Treherbert

21/0187/10

Decision Date: 07/04/2021

Proposal:

Single storey side extension for provision of disabled WC.

Location:

OLD AGE PENSIONER HALL, GWENDOLINE STREET, TYNEWYDD, TREHERBERT

Treorchy

21/0178/10

Decision Date: 06/04/2021

Proposal:

Proposed single storey extension.

Location:

45 DYFODWG STREET, TREORCHY, CF42 6NL

21/0246/10

Decision Date: 14/04/2021

Proposal:

Single storey rear extension.

Location:

30 REGENT STREET, TREORCHY, CF42 6PP

Ystrad

21/0089/10

Decision Date: 12/04/2021

Proposal:

Two-storey rear extension (as amended 17/03/2021)

Location:

6 SMITH STREET, GELLI, PENTRE, CF41 7NG

21/0271/10

Decision Date: 16/04/2021

Proposal:

Retrospective permission for access to rear of property.

Location:

8 OAKLANDS DRIVE, YSTRAD, PENTRE, CF41 7QW

Llwynypia

21/0143/10

Decision Date: 07/04/2021

Proposal:

Detached double garage.

Location:

LAND WEST OF HOLYROOD TERRACE, LLWYNYPIA, TONYPANDY

Cwm Clydach

21/0361/10

Decision Date: 07/04/2021

Proposal:

Camera gantry over north spectator stand

Location:

CAMBRIAN AND CLYDACH VALE FOOTBALL GROUND, TONYPANDY. CF40 2XX

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

05/04/2021 and 16/04/2021

Report for Development Control Planning Committee

Tonypandy

21/0268/10 Decision Date: 15/04/2021
Proposal: Proposed rear balcony.
Location: 30 CHARLES STREET, TONYPANDY, CF40 2AN

Penygraig

21/0170/10 Decision Date: 09/04/2021
Proposal: Two-storey rear extension.
Location: 137 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JR

Porth

21/0165/10 Decision Date: 14/04/2021
Proposal: Two storey rear extension.
Location: 13 BIRCHGROVE STREET, PORTH, CF39 9YA

Cymmer

21/0042/10 Decision Date: 12/04/2021
Proposal: Two-storey rear extension.
Location: 2 WYNDHAM STREET, GLYNFACH, PORTH, CF39 9HT

Tylorstown

21/0245/15 Decision Date: 14/04/2021
Proposal: Extend condition 1 period by a further 5 years. (16/0070/10)
Location: LAND EAST OF EAST STREET, TYLORSTOWN, FERNDALE, CF43 3HR

21/0248/15 Decision Date: 14/04/2021
Proposal: Extension of condition 1 - 5 year time limit (prev app 16/0061/10).
Location: LAND EAST OF EAST STREET TYLORSTOWN, FERNDALE, CF43 3HR

Town (Pontypridd)

21/0237/10 Decision Date: 15/04/2021
Proposal: Extend balcony and support on face brick work pillars at lower level, surround with clear and obscure glazing at upper level.
Location: 52 HILLSIDE VIEW, PONTYPRIDD, CF37 2LG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
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05/04/2021 and 16/04/2021

Report for Development Control Planning Committee

Trallwn

21/0281/10 Decision Date: 16/04/2021
Proposal: Construction of a two storey workshop and stores to replace a double garage in the grounds of Blodwen House (retrospective) (re-submission).
Location: GROUNDS OF BLODWEN HOUSE, CORNSTORES HILL, PONTYPRIDD, CF37 4LD

Rhondda

20/1387/10 Decision Date: 14/04/2021
Proposal: Removal of existing steps to garden level and erection of a steel balcony with steps to garden level.
Location: HILLSIDE VIEW, DANYLAN ROAD, MAESYCOED, PONTYPRIDD, CF37 1ES

Treforest

21/0196/10 Decision Date: 07/04/2021
Proposal: First floor rear extension.
Location: 9 CEMETERY ROAD, GLYN TAFF, PONTYPRIDD, CF37 4BD

Llantwit Fardre

20/1322/10 Decision Date: 06/04/2021
Proposal: Removal of existing conservatory and replacement with single storey extension to rear of property.
Location: 10 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

21/0145/08 Decision Date: 14/04/2021
Proposal: Advertising signage on roundabout exits.
Location: ROUNDABOUT, HEOL DOWLAIS A473 CHURCH VILLAGE BYPASS

21/0215/10 Decision Date: 12/04/2021
Proposal: Single storey rear extension.
Location: 53 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NT

Church Village

20/1018/10 Decision Date: 06/04/2021
Proposal: Retrospective permission for boundary fencing and creation of garden levels with associated works.
Location: 34 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

21/0247/09 Decision Date: 15/04/2021
Proposal: Single storey rear extension.
Location: 30 ACORN GROVE, CHURCH VILLAGE, PONTYPRIDD, CF38 2AJ

Report for Development Control Planning Committee

Tonyrefail West

21/0212/10 Decision Date: 13/04/2021

Proposal: Single storey rear extension.

Location: 11 NANT EIRIN, TONYREFAIL, PORTH, CF39 8DW

Tonyrefail East

21/0152/10 Decision Date: 06/04/2021

Proposal: Proposed two storey rear extension and loft conversion with flat roof.

Location: 12 GLADYS STREET, COEDEL, TONYREFAIL, PORTH, CF39 8BN

21/0159/10 Decision Date: 15/04/2021

Proposal: First floor extension and roof enlargement.

Location: 5 HIGHLANDS, TONYREFAIL, PORTH, CF39 8YG

Beddau

21/0203/10 Decision Date: 12/04/2021

Proposal: Ground floor rear extension.

Location: 111 BRYNTEG GREEN, BEDDAU, PONTYPRIDD, CF38 2QA

Ty'n y Nant

21/0233/10 Decision Date: 15/04/2021

Proposal: Single storey porch and side wrap around extension and single storey rear extension.

Location: 1 CLAVERTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2SB

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

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Report for Development Control Planning Committee

Town (Llantrisant)

20/1025/10 Decision Date: 13/04/2021
Proposal: Side extension below existing gantry (Amended documents received 29/01/2021).
Location: UNIT D AND C PUROLITE INTERNATIONAL LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

21/0182/10 Decision Date: 06/04/2021
Proposal: Single storey rear extension & first floor side extension.
Location: 8 GREENLANDS ROAD, LLANTRISANT, PONTYCLUN, CF72 8QD

21/0191/10 Decision Date: 07/04/2021
Proposal: Detached garage with storage below.
Location: TY FRY, HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BP

21/0194/10 Decision Date: 15/04/2021
Proposal: Single storey rear extension with balcony over.
Location: TY MAES YR HAF, 46A DESPENSER AVENUE, LLANTRISANT, PONTYCLUN, CF72 8QA

Pontyclun

21/0059/10 Decision Date: 09/04/2021
Proposal: Rear and 1st-floor extension to garage.
Location: 16 PEN HENDY, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8QW

21/0239/10 Decision Date: 13/04/2021
Proposal: Change of use from A1 to A2 on first floor. (Retrospective)
Location: 7 LLANTRISANT ROAD, PONTYCLUN, CF72 9DP

Llanharry

21/0198/10 Decision Date: 12/04/2021
Proposal: Rear extensions & front porch including demolition of existing front porch (Amended plans received 21/03/2021).
Location: 33 TYLACOCK, LLANHARRY, PONTYCLUN, CF72 9LR

21/0221/10 Decision Date: 12/04/2021
Proposal: Proposed two storey side and rear extension, single rear extension and raised balcony to rear.
Location: 54 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZE

21/0371/10 Decision Date: 15/04/2021
Proposal: Erection of memorial wall.
Location: LLANHARRY CEMETERY, LLANHARRY, CF72 9JR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
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Report for Development Control Planning Committee

Llanharan

21/0192/10 Decision Date: 07/04/2021

Proposal: Garden store, garage and office.

Location: 1 YNYSMAERDY TERRACE, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LG

21/0209/10 Decision Date: 09/04/2021

Proposal: Garden fencing.

Location: 24 RHODFA BRYN RHYDD, TALBOT GREEN, PONTYCLUN, CF72 9FD

21/0228/10 Decision Date: 09/04/2021

Proposal: Construction of a summerhouse within the rear garden, construction of a veranda on the side of the existing house forming a porch to the front door and construction of 2 dormer windows to the front elevation to replace

Location: 16 OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72 9FB

21/0251/10 Decision Date: 15/04/2021

Proposal: Two storey and part single storey extension to rear.

Location: 3 RHODFA CARPINUS, TALBOT GREEN, PONTYCLUN, CF72 9XA

Total Number of Delegated decisions is 45

Ffynon Taf

21/0095/10 Decision Date: 06/04/2021

Proposal: Change of use of former Dental Laboratory (Use Class B1) to Residential (Use Class C3).

Location: THE OLD HOUSE, REAR OF 55 CARDIFF ROAD, TAFF'S WELL, CARDIFF, CF15 7RD

Reason: 1 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. Intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would generate additional on-street parking demand to the detriment of safety of all highway users and free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Town (Llantrisant)

21/0252/13 Decision Date: 15/04/2021

Proposal: Conversion and extension of outbuilding to form dwelling (Outline).

Location: LAND TO THE REAR OF TY GWYN, 30 CARDIFF ROAD, LLANTRISANT CF72 8DH

Reason: 1 The private shared access serving the proposed development is sub-standard in terms of vision splays, width to allow satisfactory 2-way traffic flow and provision of an adequate turning area to allow vehicles to enter and exit the site in a forward gear. Further, intensification of use of this access will be to the detriment of safety for all highway users.

In the absence of a Bat Survey, insufficient information has been submitted to demonstrate that the impact upon bats, which are a European Protected Species, can be adequately managed.

As such the proposal conflicts with Policy AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.
