

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
1 FEBRUARY 2018**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 9
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 18/12/2017 and 19/01/2018.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
No Overview of Enforcement Cases.
No Enforcement Delegated Decisions.

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED
(Committee 01/02/18)

APPLICATION NO: 17/0195
APPEAL REF: A/17/3192177
APPLICANT: Mr Turner
DEVELOPMENT: Outline planning application for residential development of approximately 15 dwellings, open space, landscaping, drainage features and associated infrastructure with all matters reserved except access.

LOCATION: LAND TO THE REAR OF SION TERRACE, CWMBACH, ABERDARE, CF44 0AT

APPEAL RECEIVED: 21/12/2018

APPEAL START [10/01/2018](#)

DATE:

APPLICATION NO: 17/0984

APPEAL REF: A/17/3192366

APPLICANT: Mrs Friel

DEVELOPMENT: The development proposed is 4 No. detached garages and associated works.

LOCATION: LAND AT HURST GROVE (NORTH OF 1B FORGE PLACE), ABERNANT, ABERDARE, CF44 0SE

APPEAL RECEIVED: 27/12/2017

APPEAL START [11/01/2017](#)

DATE:

APPLICATION NO: 17/1221

APPEAL REF: A/18/3192555

APPLICANT: Mr Williams

DEVELOPMENT: Proposed detached 3 bed dwellinghouse.

LOCATION: LAND ADJACENT TO 20 VALE GARDENS, GRAIGWEN, PONTYPRIDD

APPEAL RECEIVED: 02/01/2018

APPEAL START [16/01/2018](#)

DATE:

APPLICATION NO: 17/0650

APPEAL REF: A/18/3192765

APPLICANT: Mr K Withers

DEVELOPMENT: Demolition and rebuild of existing garage (Amended plans received 06/10/17)

LOCATION: LAND OPPOSITE 28/29 THE AVENUE, PONTYGWAITH, FERNDALE, CF43 3LN

APPEAL RECEIVED: 04/01/2018

APPEAL START DATE: [12/01/2018](#)

APPLICATION NO: 17/0632

APPEAL REF: A/17/3191412

APPLICANT: Mr Christopher Cousins

DEVELOPMENT: 4 detached dwelling houses with garages together with widening of access road (Amended layout/ highway details received 12/07/17; Ecological Survey received 14/09/17 and soakaway and perosity details received 19/09/17. Amended site layout plan received 05/12/17).

LOCATION: CALGARWYN, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

APPEAL RECEIVED: 04/01/2018

APPEAL START DATE: [04/01/2018](#)

APPLICATION NO: 17/0868

APPEAL REF: A/17/3186470

APPLICANT: Mr Stephen Baker

DEVELOPMENT: Conversion of basement to 1 bedroom self contained flat and car parking area.

LOCATION: 14 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

APPEAL RECEIVED: 10/10/2017

APPEAL START DATE: [04/01/2018](#)

APPLICATION NO: 17/1131

APPEAL REF: D/18/3193554

APPLICANT: Mr M Crutch

DEVELOPMENT: Proposed two storey extension.

LOCATION: 57 MIKADO STREET, PENYGRAIG, TONYPANDY, CF40 1EH

APPEAL RECEIVED: 22/01/2018

APPEAL START DATE: [26/01/2018](#)

APPEALS DECISIONS RECEIVED

APPLICATION NO: EN/15/00440
APPEAL REF: C/17/3170631
APPLICANT: C & D Davies
DEVELOPMENT: Change of Use from Agriculture to Agriculture & Equestrian,
Siting of Caravan & Construction of Access Track
LOCATION: Land at LLys y Coed, Cwmbach, Aberdare
DECIDED: Enforcement Notice
APPEAL RECEIVED: 20/03/2017
APPEAL DECIDED: 21/12/2017
APPEAL DECISION: Enforcement Notice Quashed, Application Allowed

APPLICATION NO: 17/0715/10
APPEAL REF: A/17/3183425
APPLICANT: Mr Royston O'Reilly
DEVELOPMENT: Conversion of existing roof space to 1No 1bed flat (re-
submission).
LOCATION: BROOKDALE BUNGALOW, HOFFI COFFI, BROOK
STREET, TREForest, PONTYPRIDD, CF37 1TW
DECIDED: 29/08/2017
DECISION: Refused
APPEAL RECEIVED: 10/09/2017
APPEAL DECIDED: 11/01/2018
APPEAL DECISION: Appeal Allowed with Conditions

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

1 FEBRUARY 2018

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 494758)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Rhigos

- 17/1209/15** Decision Date: 21/12/2017
Proposal: Variation of Condition 2 - new drawing revisions to reflect change to Condition 8 - windows and doors to be grey aluminium except the front door (to be timber) of previously approved application 17/0148/10.
Location: BRYNGOLWG FARM, RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9UG

Hirwaun

- 17/1215/10** Decision Date: 29/12/2017
Proposal: Extension to rear.
Location: 20 STATION ROAD, HIRWAUN, ABERDARE, CF44 9TA

- 17/1252/10** Decision Date: 10/01/2018
Proposal: Proposed Detached Garage with Games Room Above.
Location: 1 TRAMWAY CLOSE, HIRWAUN, ABERDARE, CF44 9RQ

Aberdare West/Llwydcoed

- 17/1057/10** Decision Date: 21/12/2017
Proposal: Proposed dropped kerb for off street car parking.
Location: 9 HIRWAUN ROAD, TRECYNON, ABERDARE, CF44 8LU

- 17/1161/10** Decision Date: 18/12/2017
Proposal: Proposed first floor extension on top of existing and two dormer windows to front.
Location: 13 MINERS' ROW, LLWYDCOED, ABERDARE, CF44 0TP

- 17/1249/10** Decision Date: 10/01/2018
Proposal: 2 Storey Side Extension and Single Storey Rear Extension.
Location: 5 FERN CRESCENT, CWMDARE, ABERDARE, CF44 8YA

Aberdare East

- 17/1254/01** Decision Date: 11/01/2018
Proposal: Proposed eco school green flag.
Location: CARADOG PRIMARY SCHOOL, CLIFTON STREET, ABERDARE, CF44 7PB

- 17/1296/10** Decision Date: 29/12/2017
Proposal: Single storey rear extension.
Location: 48 WENALLT ROAD, ABER-NANT, ABERDARE, CF44 0RT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Cwmbach

17/1275/10

Decision Date: 19/01/2018

Proposal: Proposed new annexe to rear of bungalow to replace existing annexe. Proposed attic conversion with roof lights.

Location: 22 CLWYD AVENUE, CWMBACH, ABERDARE, CF44 0LG

Penrhiwceiber

17/1116/10

Decision Date: 22/12/2017

Proposal: The addition of a side annex and rear decking.

Location: 19 ALBERT STREET, MOUNTAIN ASH, CF45 3BA

17/1233/10

Decision Date: 21/12/2017

Proposal: Proposed detached dwelling with seamster / tailor business to lower ground floor.

Location: LAND ADJOINING 13 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45

17/1234/10

Decision Date: 29/12/2017

Proposal: First floor rear bathroom extension and new window opening to rear extension.

Location: 89 PARK STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3YW

Aberaman South

17/1173/10

Decision Date: 27/12/2017

Proposal: Proposed one pair of three bedroom semi-detached houses with integral garages.

Location: PLOT 1 LAND AT THE END OF GODREAMAN STREET, GODREAMAN, ABERDARE, CF44 6DF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Treherbert

17/1210/10 Decision Date: 18/12/2017
Proposal: Single storey rear extension to house a disabled shower room and bedroom.
Location: 13 GRAIG-Y-DDELW, BLAENCWM, TREORCHY, CF42 5DN

Treorchy

17/1194/10 Decision Date: 09/01/2018
Proposal: Proposed double garage with rooftop terrace at rear of property. (Amended plan received 08/12/17).
Location: 63 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

Pentre

17/1005/10 Decision Date: 15/01/2018
Proposal: Proposed change of use of the former Territorial Volunteer Reserve Army Barracks Building to a residential dwelling.
Location: THE TERRITORIAL VOLUNTEER RESERVE, ARMY BARRACKS BUILDING, PENTRE, CF41 7JE

17/1222/15 Decision Date: 15/01/2018
Proposal: Variation of Condition 1 of previously approved application 07/1485 and 12/1154 to extend the time period for a further 2 years. (2 detached dwellings).
Location: LAND ADJACENT TO 6 LOWER ALMA PLACE, PENTRE

Ystrad

17/1052/10 Decision Date: 18/12/2017
Proposal: A second storey extension on one side of the property.
Location: ARMSMEAR, FFYNNON-LAS, YSTRAD, TONYPANDY, CF40 2ST

17/1219/10 Decision Date: 18/01/2018
Proposal: Proposed single storey rear bathroom extension.
Location: 20 SMITH STREET, GELLI, PENTRE, CF41 7NG

17/1267/10 Decision Date: 21/12/2017
Proposal: Proposed full width rear and side extension.
Location: 9 BWLLFA COTTAGES, GELLI, PENTRE, CF41 7NZ

Llwynypia

17/1053/10 Decision Date: 03/01/2018
Proposal: Replace the existing canopy at the main entrance to Ysbyty Cwm Rhondda.
Location: YSBYTY CWM RHONDDA, PARTRIDGE ROAD, LLWYNYPIA, TONYPANDY, CF40 2LX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Cwm Clydach

17/1191/09 Decision Date: 21/12/2017
Proposal: Existing shop and living accommodation within former pub and hotel.
Location: FORMER CENTRAL HOTEL, CLYDACH ROAD, TONYPANDY

Penygraig

17/0662/10 Decision Date: 15/01/2018
Proposal: Demolition of Existing Detached Dwelling in order to create a Pair of Three Bedroom Semi-Detached Dwellings with associated Parking, Bin Storage, Bicycling Storage and Private Amenity Space (Amended)
Location: 83 HUGHES STREET, PENYGRAIG, TONYPANDY, CF40 1LX

17/1188/10 Decision Date: 18/12/2017
Proposal: 3 storey extension to the rear of a middle terraced house.
Location: 68 HUGHES STREET, PENYGRAIG, TONYPANDY, CF40 1LX

Porth

17/1199/01 Decision Date: 18/12/2017
Proposal: Advertisement consent for the installation of an ATM and signage (retrospective).
Location: COSTCUTTER, 1B-2B PORTH STREET, PORTH, CF39 9RN

17/1203/10 Decision Date: 18/12/2017
Proposal: Retrospective application for the installation of an ATM.
Location: COSTCUTTER, 1B-2B PORTH STREET, PORTH, CF39 9RN

Cymmer

17/0962/10 Decision Date: 22/12/2017
Proposal: Conversion/ change of former church into convenience retail store to ground floor and residential to newly created first floor with associated groundworks to provide parking facility to front.(Revised boundary wall and
Location: RHONDDA APOSTOLIC MISSION, CATHERINE CRESCENT, CYMMER, PORTH

17/1120/13 Decision Date: 11/01/2018
Proposal: Outline application for one dwelling house (Amended plans received 24/11/17).
Location: GARDEN OF 1 WOODFIELD TERRACE, TREHAFOD, PONTYPRIDD, CF37 2NR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Ferndale

17/1020/10 Decision Date: 29/12/2017
Proposal: Proposed detached dwelling and integral garage. (Amended plans received 04/10/17). Structural Calculations received 13/11/17.
Location: LAND TO THE WEST OF 16 LONG ROW AND TO THE SOUTH OF BAPTIST SQUARE, BLAENLLECHAU, CF43 4PA

17/1273/10 Decision Date: 21/12/2017
Proposal: Single storey side extension.
Location: 1 TUDOR STREET, FERNDAL, CF43 4LL

Maerdy

16/1007/09 Decision Date: 19/01/2018
Proposal: Certificate of Lawfulness for use of the premises as a car valeting business
Location: UNIT 24, HIGHFIELD INDUSTRIAL ESTATE, FERNDAL, CF43 4SX

Glyncoch

17/1348/10 Decision Date: 11/01/2018
Proposal: Proposed two storey extension.
Location: CEFN COURT, DARREN-DDU ROAD, GLYNCOCH, PONTYPRIDD, CF37 3HE

Town (Pontypridd)

17/1160/09 Decision Date: 10/01/2018
Proposal: Certificate of Lawful Development application for a proposed single story extension to the rear of the property.
Location: 59 LANPARK ROAD, PONTYPRIDD, CF37 2DL

17/1303/12 Decision Date: 10/01/2018
Proposal: External: N/A Internal: Removal of 2 counter positions and partition wall and shelf. Install new full height anti-bandit partition and new automation machines. All affected finishes to be made good and to match
Location: NATWEST, 1-3 TAFF STREET, PONTYPRIDD, CF37 4UU

Rhondda

17/1258/10 Decision Date: 12/01/2018
Proposal: Demolition of semi derelict garage and construction of replacement garage.
Location: UNDERWOOD, LLANDRAW WOODS, MAESYCOED, PONTYPRIDD, CF37 1EX

17/1329/10 Decision Date: 10/01/2018
Proposal: Installation of new garage with timber cladding to the front facing onto Aelybryn.
Location: OPPOSITE, 6 AELYBRYN, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2RU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Graig

17/1197/10 Decision Date: 21/12/2017

Proposal: Two storey rear extension.

Location: 21 GROVER STREET, GRAIG, PONTYPRIDD, CF37 1LD

17/1265/10 Decision Date: 19/01/2018

Proposal: Two storey rear infill extension and balcony widening.

Location: HOLLY COTTAGE, LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PL

Treforest

17/0392/10 Decision Date: 03/01/2018

Proposal: Privacy/security fence and re-new garage roof.

Location: 58 QUEEN STREET, TREForest, PONTYPRIDD, CF37 1RN

17/0968/10 Decision Date: 22/12/2017

Proposal: The construction of a new water pumping station in connection with the approved residential development on the former Gene Metals site.

Location: LAND REAR OF CAR PARKING SPACES AND ADJACENT TO PLAY AREA, OFF KINGSLAND TERRACE, TREForest, PONTYPRIDD.

Hawthorn

17/1270/10 Decision Date: 10/01/2018

Proposal: Proposed rear extension (Revised plans, for pitched roof instead of flat, received 10/12/17)

Location: 1 OAKFIELD BUNGALOWS, RHYDYFELIN, PONTYPRIDD, CF37 5AF

Ffynon Taf

17/1171/10 Decision Date: 21/12/2017

Proposal: Two storey side extension.

Location: 43 RHIW'R DDAR, TAFFS WELL, CF15 7PA

17/1286/15 Decision Date: 29/12/2017

Proposal: Removal of Condition 1 of consent 88/1005 to allow unrestricted residential use of the building.

Location: FORMER GREENKEEPERS COTTAGE, HEOL-PENY-Y-BRYN, TONGWYNLAIS, CAERPHILLY, CF83 1NG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Llantwit Fardre

17/1164/10 Decision Date: 19/12/2017

Proposal: Two storey side extension.

Location: 12 BEECHWOOD DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PJ

17/1223/10 Decision Date: 09/01/2018

Proposal: Second storey extension and erection of front porch.

Location: 4 CLOS DYFODWG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TP

Church Village

17/1251/10 Decision Date: 10/01/2018

Proposal: Proposed two storey side extension.

Location: 34 BROOKDALE COURT, CHURCH VILLAGE, PONTYPRIDD, CF38 1RP

17/1285/10 Decision Date: 29/12/2017

Proposal: Single storey extension to rear and side of property.

Location: 36 BARNARD WAY, CHURCH VILLAGE, PONTYPRIDD, CF38 1DQ

Tonyrefail West

17/0840/10 Decision Date: 15/01/2018

Proposal: New drive leading from main road, across grass verge and pavement.

Location: 42 FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DS

17/1181/15 Decision Date: 22/12/2017

Proposal: Erection of 1 residential property (application for removal or variation of condition 1 of planning approval 08/0574/13 and 13/0273/15) to extend the time period.

Location: 1 PLEASANT VIEW, PENRHIW-FER, TONYPANDY

Ty'n y Nant

17/1124/10 Decision Date: 22/12/2017

Proposal: Single storey extension to side of property, porch extension to front of property, incorporated into the new extension.

Location: 28 COLBOURNE ROAD, BEDDAU, PONTYPRIDD, CF38 2LN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Town (Llantrisant)

17/0973/10 Decision Date: 21/12/2017
Proposal: Upgrade an existing external storage area to accommodate the installation of a bunded steel tank which is suitable for the storage and subsequent dispensing of diesel fuel. The use will be restricted to the supply of
Location: SOUTH WALES FIRE AND RESCUE HEADQUARTERS, FOREST VIEW BUSINESS PARK, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LX

17/1145/10 Decision Date: 21/12/2017
Proposal: Erection of a two-storey office building.
Location: PERSIMMON HOMES, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YP

17/1205/10 Decision Date: 18/12/2017
Proposal: Single storey side extension.
Location: 9 SOUTHGATE AVENUE, LLANTRISANT, PONTYCLUN, CF72 8DQ

17/1241/10 Decision Date: 11/01/2018
Proposal: Retention and modification of existing gates and provision of additional fencing.
Location: UNIT 16 EARTHMOVERS HOUSE, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

Talbot Green

17/1216/10 Decision Date: 18/12/2017
Proposal: First floor extension over existing garage and internal alterations.
Location: 32 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

17/1230/01 Decision Date: 10/01/2018
Proposal: Proposed new signage scheme.
Location: UNIT 5, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, CF72 8RP

17/1271/10 Decision Date: 21/12/2017
Proposal: Single storey extension to house bedroom and shower room facility.
Location: 35 HEOL MILES, TALBOT GREEN, PONTYCLUN, CF72 8HU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Pontyclun

17/0959/10

Decision Date: 18/12/2017

Proposal:

First floor extension above garage, conversion of garage to kids play room.

Location:

21 CLOS BRENIN, BRYNSADLER, PONTYCLUN, CF72 9GA

17/1358/09

Decision Date: 19/01/2018

Proposal:

Certificate of Lawful Development for a proposed B2 usage.

Location:

CRABTREE AND EVELYN OVERSEAS LTD, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HL

Llanharan

17/1163/10

Decision Date: 18/12/2017

Proposal:

Erection of one 12 x 12ft stable to replace existing, plus addition of one 12 x 6ft tack room directly adjacent to stable. The overall size of the stable / shelter is 18ft x 12ft.

Location:

LANELAY FARM, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9LA

Total Number of Delegated decisions is 60

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Abercynon

17/1193/13 Decision Date: 22/12/2017

Proposal: Proposed development of four new, three bedroom dwellings with gardens and off street parking. Also an additional 14 no. off-street parking spaces for use by existing residents of Walsh Street. Re-submission of application ref: 17/0548/13.

Location: LAND ADJACENT TO WALSH STREET, TYNTETOWN, ABERCYNON

Reason: 1 It is considered that the scale of the development proposed as a result of the topography of the site and engineering works necessary would generate an unsympathetic and insensitive form of development out of keeping with the overall character and appearance of the area, contrary to the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Treorchy

17/1196/13 Decision Date: 02/01/2018

Proposal: Outline application for residential development (amended description received 05/12/17)

Location: VACANT SITE ADJACENT TO FOREST VIEW MEDICAL CENTRE, ABERGORKY INDUSTRIAL ESTATE, YNYSWEN, TREHERBERT, TREORCHY, CF42 6DL

Reason: 1 The provision of residential dwellings at this location would be incompatible with and would unacceptably conflict with the existing industrial and non residential uses surrounding the site, contrary to the requirements of criteria 2 of Policy AW2 and criteria 1d of policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The provision of a residential development within the established and well functioning Abergorki Industrial Estate would be out of keeping with the overall character and appearance of the area, contrary to criteria 1a of policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed development will lead to on-street car parking in a traffic controlled area increasing hazards and impacting on the free flow of traffic to the detriment of safety of all highway users contrary to criteria 2c of policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The proposed development would lead to multiple reversing movements in close proximity to the near-by junction, mini roundabout and traffic controlled area increasing hazards to the detriment of safety of all highway users and free flow of traffic, contrary to criteria 2c of policy AW5 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Cwm Clydach

17/1180/10 Decision Date: 18/12/2017

Proposal: Replacement of single storey side extension.

Location: CENTRAL HOTEL, CLYDACH ROAD, CLYDACH, TONYPANDY

Reason: 1 The development due to its size, scale, materials and design would have a detrimental visual impact on the building and the character of the area as a whole and therefore conflicts with Policy AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Penygraig

17/1149/10 Decision Date: 15/01/2018

Proposal: Change of use from B1 (Business) to B2 (General Industrial) (Retrospective).

Location: UNIT 5 G EVANS LTD, FFRWD AMOS INDUSTRIAL ESTATE, GLANNANT STREET, PENYGRAIG, TONYPANDY, CF40 1JT

Reason: 1 The proposed change of use would have a detrimental impact on the amenity of existing residential properties that are located in close proximity to the site. Properties would be subjected to an adverse level of noise and disturbance as a result of the use and the proposal would therefore be contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Town (Pontypridd)

17/1221/10 Decision Date: 18/12/2017

Proposal: Proposed detached 3 bed dwellinghouse.

Location: LAND ADJACENT TO 20 VALE GARDENS, GRAIGWEN, PONTYPRIDD

Reason: 1 By virtue of its position and relationship with neighbouring properties to the south, the proposed development would be considered to have a significant detrimental impact on the privacy and outlook of neighbouring residents. Furthermore, the construction and position of the proposed dwelling would be detrimental to adjacent woodland subject to a Tree Preservation Order. Consequently the development would be contrary to Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Tonyrefail East

17/0569/10 Decision Date: 18/12/2017

Proposal: Proposed erection of a two storey detached dwelling (Amended Red Line Boundary plan rec. 10/11/17) (Amended ownership certificate rec. 13/11/17).

Location: LAND AT REAR OF NO'S 78-84 HIGH STREET, TONYREFAIL

Reason: 1 The proposed development would be contrary to Policy AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales in that it would represent backland development that would fail to integrate positively with the existing pattern of development in the immediate area.

Reason: 2 The proposed development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an unacceptable overbearing, overshadowing and overlooking impact which would be detrimental to the residential amenity and privacy currently enjoyed by surrounding residential properties

Reason: 3 The proposed development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway and pedestrian safety in the vicinity of the site for the following reasons:

- i) The un-adopted lane leading to the proposed development is sub-standard in terms of width, 90 degree bend, structural integrity, segregated footways, turning area, street lighting, highway drainage, junction radii vision splays and forward visibility to serve as a primary means of access;
- ii) There is insufficient information submitted to assess the usability of the proposed 3 off-street parking spaces, which may potentially result in the creation of on-street parking demand on the surrounding highway network to the detriment of highway safety and the free flow of traffic;
- iii) The submitted red line boundary does not extend to the public highway and, as such, any potential highway improvements and right of access cannot be guaranteed.

Reason: 4 The proposed development would be contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development plan as the submitted Coal Mining Risk Assessment does not adequately address the impact of coal mining legacy on the proposed development.

17/1247/09 Decision Date: 21/12/2017

Proposal: Application for Lawful Development Certificate for Proposed Development for construction of walls and roof to form garage enclosure.

Location: 63 TYLCHA FACH ESTATE, TONYREFAIL, PORTH, CF39 8BT

Reason: 1 The operational development described in the first schedule is not lawful on the date of the application for the reason that the erection of the detached garage does not fall under permitted development as defined within Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 18/12/2017 and 19/01/2018

Report for Development Control Planning Committee

Pontyclun

16/1403/13 Decision Date: 27/12/2017

Proposal: Erection of detached dwelling and access (amended site location plan and layout plan received 29/11/17)
(Amended Ownership Certificate rec.10/11/17).

Location: CROFFTA, LLANTRISANT ROAD, GROES-FAEN, PONTYCLUN, CF72 8NE

Reason: 1 The principle of the proposed development is unacceptable as it represents unjustified residential development outside of the settlement limits, in an unsustainable location. The proposal would therefore be contrary to Policy CS2, AW1 & AW2 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development represents inappropriate development which would unacceptably compromise the rural character and appearance of the surrounding area. It would therefore be contrary to Policies AW5 of the Rhondda Cynon Taf Local Development Plan.

17/0602/10 Decision Date: 10/01/2018

Proposal: Small extension to front. (Amended Site Layout plan received 28/09/17)

Location: 19 PANT Y DDERWEN, TALBOT GREEN, PONTYCLUN, CF72 8LY

Reason: 1 The proposed sub-standard parking area will reduce the off-street parking provision for 19 Pant Y Dderwen and result in on-street parking demand in close proximity to the junction and would result in vehicles overhanging the footway and causing an obstruction to the detriment of pedestrian safety and highway safety and free flow of traffic. The development is therefore considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance.

Total Number of Delegated decisions is 9