



PLANNING & DEVELOPMENT COMMITTEE

17 MAY 2018

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF THE SERVICE DIRECTOR, PLANNING

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 09/04/2018 and 04/05/2018.

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

2. RECOMMENDATION

That Members note the information.

APPEAL DECISIONS RECEIVED
(Committee 17/05/18)

APPLICATION NO: 17/1269
APPEAL REF: D/18/3197111
APPLICANT: Mr Brian Price
DEVELOPMENT: Continuation of use of a 1 metre receiving loop mounted on the side of our garden shed (referred to in this application as Antenna 1) and a 1 Meter diameter Amateur Radio transmitting / Receiving loop antenna (referred to in this application as Antenna 2) which is mounted on a boundary wall at the bottom of the garden at the rear of the property.
LOCATION: 156 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TX
DECIDED: 31/01/2018
DECISION: Refused
APPEAL RECEIVED: 02/03/2018
APPEAL DECIDED: 19/03/2018
APPEAL DECISION: Appeal Allowed with Conditions

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
DECIDED: 15/12/2017
DECISION: Refused
APPEAL RECEIVED: 14/01/2018
APPEAL DECIDED: 07/05/2018
APPEAL DECISION: Appeal Allowed with Conditions

APPLICATION NO: 17/1221
APPEAL REF: A/18/3192555
APPLICANT: Mr Williams
DEVELOPMENT: Proposed detached 3 bed dwelling house.
LOCATION: LAND ADJACENT TO 20 VALE GARDENS, GRAIGWEN, PONTYPRIDD
DECIDED: 18/12/2017
DECISION: Refused
APPEAL RECEIVED: 02/01/2018
APPEAL DECIDED: 30/09/2018
APPEAL DECISION: Appeal Dismissed

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

17/1386/10 Decision Date: 10/04/2018
Proposal: Garage extension to side of existing property. Removal of existing garage door and insertion of window and facing brickwork to match existing building.
Location: 20 BLAEN WERN, CWMDARE, ABERDARE, CF44 8SD

18/0038/10 Decision Date: 10/04/2018
Proposal: Proposed ground and first floor extensions to rear elevation.
Location: 3 BWLLFADARE TERRACE, CWMDARE, ABERDARE, CF44 8UH

18/0100/10 Decision Date: 11/04/2018
Proposal: Change of use of retail letting unit A1 to A3.
Location: UNIT 2, LLWYDCOED ROAD, ABERDARE, CF44 0UW

18/0215/10 Decision Date: 25/04/2018
Proposal: Two proposed seated spectator stands.
Location: AFC LLWYDCOED, WELFARE GROUND, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YE

18/0254/10 Decision Date: 26/04/2018
Proposal: Proposed new first floor within new roof structure and rear extension to existing bungalow
Location: BAILEY RHEDIN, PARK LANE, TRECYNON, ABERDARE, CF44 8HN

Aberdare East

18/0039/10 Decision Date: 19/04/2018
Proposal: Retrospective application to retain changes to previously approved planning consent 17/0836/10 to convert part of former public house into a three bedroom dwelling (to include construction of a two storey side
Location: FORMER BIRD IN HAND PUBLIC HOUSE, MONK STREET, ABERDARE, CF44 7PA

Cwmbach

18/0163/10 Decision Date: 17/04/2018
Proposal: Proposed single storey rear extension.
Location: 25 HEOL-Y-DERI, CWMBACH, ABERDARE, CF44 0BP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Mountain Ash East

18/0044/15 Decision Date: 01/05/2018
Proposal: Variation of condition 1 of application 15/1244/16, pursuant to outline application 14/0628/13 to allow for a variation of house type for plot 4 (amended description received 26/04/18)
Location: PLOT 4, LAND ADJOINING 15 TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

18/0250/10 Decision Date: 27/04/2018
Proposal: Erection of new storage building with new access road
Location: UNITED PLASTICS GROUP, CWM CYNON INDUSTRIAL ESTATE, CWM CYNON BUSINESS PARK, PENRHIWCEIBER, MOUNTAIN ASH, CF45 4ER

Mountain Ash West

18/0213/10 Decision Date: 18/04/2018
Proposal: Change of Use from Residential (C3) to HMO (C4). (Amended plan received 20/03/18).
Location: 13, PRYCE STREET, MOUNTAIN ASH CF45 3NS

Penrhiwceiber

18/0167/10 Decision Date: 11/04/2018
Proposal: Proposed construction of a garden storage shed.(Amended Plans Received 05/04/18)
Location: 22 GLAMORGAN STREET, PERTHCELYN, MOUNTAIN ASH, CF45 3HX

Abercynon

18/0110/10 Decision Date: 16/04/2018
Proposal: Single storey rear extension.
Location: 168 ABERCYNON ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4ND

18/5037/41 Decision Date: 18/04/2018
Proposal: Proposed 2 storey extension to existing dwelling and new vehicular access from existing public road.
Location: 48 YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SU

Pentre

17/1111/10 Decision Date: 03/05/2018
Proposal: Proposed 2 detached dwellings (amended site layout received 15/03/18)
Location: LAND ADJACENT TO 15 CATHERINE STREET, PENTRE, CF41 7DP

18/0160/10 Decision Date: 24/04/2018
Proposal: Alterations to rear ground floor of existing property and first floor bedroom extension.
Location: 32 BAILEY STREET, TON PENTRE, PENTRE, CF41 7EL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018
Report for Development Control Planning Committee

Ystrad

18/0183/10 Decision Date: 18/04/2018
Proposal: Proposed formation of a car hardstanding at the side of property.
Location: LAND TO THE SIDE OF GOLWG Y MYNYDD, FFYNNON-LAS, YSTRAD, TONYPANDY, CF40 2ST

18/0188/10 Decision Date: 13/04/2018
Proposal: Proposed first floor extension at the rear elevation.
Location: 61 REES STREET, GELLI, PENTRE, CF41 7NE

18/0208/10 Decision Date: 17/04/2018
Proposal: Two storey extension.
Location: 58 WILLIAM STREET, YSTRAD, PENTRE, CF41 7QU

18/0256/10 Decision Date: 24/04/2018
Proposal: Proposed first floor extension above existing kitchen and construction of a detached garage at the rear.
Location: 12 BRYN TERRACE, YSTRAD, CF41 7RX

Llwynypia

18/0249/10 Decision Date: 30/04/2018
Proposal: Demolition of existing rear garage and construction of new garage
Location: 13 RAILWAY VIEW, LLWYN-Y-PIA, TONYPANDY, CF40 2TJ

Tonypandy

18/0148/10 Decision Date: 10/04/2018
Proposal: First floor bathroom extension and internal alteration works.
Location: 106 CHARLES STREET, TONYPANDY, CF40 2AP

Penygraig

18/0274/10 Decision Date: 24/04/2018
Proposal: Proposed full width ground floor extension to rear.
Location: 11 BLAENLAU STREET, PENYGRAIG, TONYPANDY, CF40 1LN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Porth

17/1245/10 Decision Date: 30/04/2018
Proposal: Driveway hardstanding to side of garden in cul de sac.
Location: 23 PARK STREET, PORTH, CF39 0DH

18/0141/15 Decision Date: 12/04/2018
Proposal: Removal/Variation of Conditions 11, 12 & 13 (Code for Sustainable Homes) of previously approved application 13/0912/10.
Location: LAND ADJACENT TO 15 JESTYN STREET, PORTH

18/0202/10 Decision Date: 12/04/2018
Proposal: Provision of new boundary fence.
Location: SOUTH WALES STORAGE, DINAS ROAD, DINAS, TONYPANDY, CF40 1JQ

Cymmer

17/0862/10 Decision Date: 18/04/2018
Proposal: Proposed phased development to construct 3 detached dwellings with off-street parking. (Amended location plan received 23/02/18).
Location: LAND AT AEL-Y-BRYN, TREHAFOD, PONTYPRIDD

18/0264/10 Decision Date: 24/04/2018
Proposal: Proposed two storey side extension.
Location: 5 BEDW STREET, CYMMER, PORTH, CF39 9LD

Ynyshir

18/0234/10 Decision Date: 24/04/2018
Proposal: Proposed first floor rear extension and internal modifications.
Location: 57 PLEASANT VIEW, WATTSTOWN, PORTH, CF39 0PN

Ferndale

18/0142/10 Decision Date: 13/04/2018
Proposal: Proposed construction of a three bed dwelling with off street parking. Amended site plan and layout details recieved 28/03/18.
Location: LAND ADJACENT TO 16 LONG ROW, BLAENLLECHAU, FERNDAL, CF43 4NP

18/0236/10 Decision Date: 24/04/2018
Proposal: Proposed single storey rear kitchen extension.
Location: 3 PINE STREET, FERNDAL, CF43 4RB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Glyncoch

17/1035/10 Decision Date: 17/04/2018

Proposal: Hard standing with shed.

Location: 8 DERWENDEG AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3BY

Town (Pontypridd)

18/0072/01 Decision Date: 20/04/2018

Proposal: Advertisement signage above front entrance and tripod style rectangular signage to forecourt.

Location: 17A GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW

Rhondda

18/0060/10 Decision Date: 13/04/2018

Proposal: Erection of a three bedroom detached dwelling.

Location: LAND ADJACENT TO 40 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL

18/0228/10 Decision Date: 19/04/2018

Proposal: Proposed change in roof from hipped to gable with a flat roof dormer to rear of property.

Location: 32 TY MAWR PARC, HOPKINSTOWN, PONTYPRIDD, CF37 2SH

Graig

17/0874/15 Decision Date: 27/04/2018

Proposal: Variation of Condition 1 (Time period) and Removal of Condition 15 (Sustainable Homes) of previous application 10/1084/10.

Location: LEEWAY CARPETS AND FLOORING, 550-555 LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PL

18/0078/12 Decision Date: 30/04/2018

Proposal: Listed building consent for public access wifi for customers on platform areas of the station.

Location: PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

18/0082/09 Decision Date: 16/04/2018

Proposal: Certificate of lawful development for the installation of windows.

Location: 39 GRAIG STREET, GRAIG, PONTYPRIDD, CF37 1NF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Treforest

18/0074/09 Decision Date: 27/04/2018
Proposal: Certificate of lawful development for the proposed use of the property for the provision of residential accommodation and care for up to 2 no. children between the ages of 8-17, along with 2 no. support staff 24
Location: 7 TOWER STREET, TREFOREST, PONTYPRIDD, CF37 1NR

18/0155/10 Decision Date: 10/04/2018
Proposal: Proposed full length dormer extension to rear of dwelling and installation of dormers to front
Location: WAYMAR BUNGALOW, BIRCHLEY, TREFOREST, PONTYPRIDD, CF37 1SJ

18/0162/01 Decision Date: 01/05/2018
Proposal: Advertisement consent for ATM signage.
Location: 14 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

18/0164/10 Decision Date: 01/05/2018
Proposal: The retention of an illuminated automated teller machine.
Location: 14 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

Rhydyfelin Central

18/0144/09 Decision Date: 09/04/2018
Proposal: Certificate of lawful development for a proposed single storey extension.
Location: 22 DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DP

Hawthorn

18/0205/10 Decision Date: 18/04/2018
Proposal: Provision of a private menage and access track.
Location: CAE TY DU, LAND OFF HEOL-Y-BWNSI LANE, NANTGARW, CF15 7TF

18/0251/10 Decision Date: 01/05/2018
Proposal: Demolition of existing garage and erection of new detached garage (retrospective)
Location: 41 HAWTHORN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AT

Ffynon Taf

18/0238/10 Decision Date: 23/04/2018
Proposal: Proposed first floor extension to the side of the house, two storey extension to the rear and new detached garage
Location: 10 RHIW'R DDAR, TAFFS WELL, CARDIFF, CF15 7NA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018
Report for Development Control Planning Committee

Llantwit Fardre

18/0166/10 Decision Date: 12/04/2018
Proposal: Proposed 2 no. two storey extensions to side of main dwelling.
Location: CROESGED HOUSE, CROESCADE LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PN

18/0244/09 Decision Date: 25/04/2018
Proposal: Certificate of lawful development for a proposed single storey flat roof extension to rear to include an orangery style roof lantern.
Location: 1 MULBERRY CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LY

18/0275/10 Decision Date: 03/05/2018
Proposal: Proposed two storey and first floor extensions.
Location: 44 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

Church Village

18/0063/10 Decision Date: 01/05/2018
Proposal: Enlarge footprint of existing single storey extension with additional first floor.
Location: 14 DUFFRYN BACH TERRACE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AL

18/0152/19 Decision Date: 19/04/2018
Proposal: Crown raise and removal of secondary branches and crown thin to 15% of tree. Tree numbered T7.
Location: 44 WOODLAND VIEW, CHURCH VILLAGE, PONTYPRIDD, CF38 1RW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Gilfach Goch

17/1305/10

Decision Date: 24/04/2018

Proposal:

Proposed lorry servicing unit and offices.

Location:

PLOT B, LAND AT PARC EIRIN, TONYREFAIL, PORTH, CF39 8WW

18/0134/10

Decision Date: 18/04/2018

Proposal:

Proposed two storey and single storey extensions to rear elevation.

Location:

15 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

18/0135/09

Decision Date: 18/04/2018

Proposal:

Certificate of lawful development for a proposed basement conversion into a kitchen.

Location:

82 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SP

18/0226/10

Decision Date: 18/04/2018

Proposal:

First floor extension above existing kitchen to enlarge bedroom.

Location:

23 HILL STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8TW

18/0242/10

Decision Date: 03/05/2018

Proposal:

Proposed sub-division of dwelling to create one 2 bedroom duplex apartment and one 2 bedroom single storey apartment.

Location:

8 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

Tonyrefail West

18/0157/10

Decision Date: 17/04/2018

Proposal:

Relocation of mobile classroom to form new permanent early years facility within the primary school site.

Location:

TONYREFAIL COMPREHENSIVE SCHOOL, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HG

Tonyrefail East

17/1250/10

Decision Date: 25/04/2018

Proposal:

Relocation of spoil associated with the construction works for planning consent 15/1460/16.

Location:

LAND ADJACENT TO THE MEADOWS, TONYREFAIL, CF39 8BS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Beddau

17/1360/10

Decision Date: 24/04/2018

Proposal:

Conversion of existing double garage to provide self contained residential accommodation.

Location:

1 DYLAN AVENUE, BEDDAU, PONTYPRIDD, CF38 2TA

18/0101/10

Decision Date: 25/04/2018

Proposal:

Single storey side extensions and alterations to existing outbuilding to provide swimming pool and associated facilities in addition to existing leisure facilities incidental to the dwellinghouse.

Location:

GELYN OG FAWR COTTAGE, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF38 2RD

18/0138/09

Decision Date: 16/04/2018

Proposal:

Single storey extension.

Location:

5 CASTELL-Y-MYNACH ROAD, BEDDAU, PONTYPRIDD, CF38 2BG

Town (Llantrisant)

18/0169/10

Decision Date: 10/04/2018

Proposal:

Proposed demolition of existing lean to extension with new two storey extension to the rear of the property.

Location:

14 PARK VIEW, LLANTRISANT, PONTYCLUN, CF72 8DL

18/0181/09

Decision Date: 10/04/2018

Proposal:

Certificate of lawful development for proposed rear & side single storey extensions.

Location:

57 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG

18/0241/10

Decision Date: 30/04/2018

Proposal:

Proposed alterations to existing car park and new access to highway.

Location:

UNIT D AND C PUROLITE INTERNATIONAL LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Pontyclun

17/1355/10 Decision Date: 13/04/2018
Proposal: Construction of new vehicular access, raised hardstand area, and steps.
Location: 32 HEOL MISKIN, PONTYCLUN, CF72 9AJ

18/0130/10 Decision Date: 12/04/2018
Proposal: Removal of existing half storey roof construction and replacement with raised first floor walls and new lower pitched roof including 2 storey front and single storey extensions.
Location: 10 THE DRIVE, MISKIN, PONTYCLUN, CF72 8PX

18/0154/09 Decision Date: 11/04/2018
Proposal: Certificate of lawful development for the proposed addition of a single story extension to the rear of the property.
Location: 26 CLOS YNYSDDU, PONTYCLUN, CF72 9WQ

18/0201/10 Decision Date: 18/04/2018
Proposal: Two storey side extension.
Location: 35 CLOS YNYSDDU, PONTYCLUN, CF72 9WQ

Llanharry

17/1146/10 Decision Date: 27/04/2018
Proposal: Proposed construction of new portal framed building for B1, B2 and or B8 use.
Location: UNIT 6, ELY VALLEY INDUSTRIAL ESTATE, PONTYCLUN, CF72 9DZ

18/0252/10 Decision Date: 30/04/2018
Proposal: Proposed side extension and rear single storey extension.
Location: 13 FFORDD HELYGEN, LLANHARRY, PONTYCLUN, CF72 9GJ

Llanharan

17/1390/10 Decision Date: 13/04/2018
Proposal: Installation of dropped kerb to provide new access.
Location: LLANHARAN CONSTITUTIONAL CLUB, CHAPEL ROAD, LLANHARAN, PONTYCLUN, CF72 9QA

18/0073/09 Decision Date: 27/04/2018
Proposal: Certificate of lawful development for the proposed use of the property for the provision of residential accommodation and care for up to 2 no. children between the ages of 8-17, along with 2 no. support staff 24
Location: 13 NANT Y DWRGI, LLANHARAN, PONTYCLUN, CF72 9GR

18/0227/10 Decision Date: 24/04/2018
Proposal: Two storey rear extension.
Location: ASHWOOD HOUSE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Brynna

18/0042/10 Decision Date: 18/04/2018

Proposal: Two storey rear extension.

Location: 7 HEATHFIELD CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RU

18/0182/09 Decision Date: 24/04/2018

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Location: 20 HEOL DEWI, BRYNNA, PONTYCLUN, CF72 9SP

18/0198/10 Decision Date: 30/04/2018

Proposal: Front & rear dormer extension and rear single storey extension.

Location: 20 MANOR PARK, PENCOED, BRIDGEND, CF35 6PE

18/0207/09 Decision Date: 12/04/2018

Proposal: Change of use from garage to a habitable room to the front elevation, proposed shower room and bedroom.

Location: 70 TRENOS GARDENS, LLANHARAN, PONTYCLUN, CF72 9SZ

18/0212/10 Decision Date: 18/04/2018

Proposal: First floor extension over existing garage, porch and part kitchen to enlarge the existing 3rd bedroom and to provide a new bedroom, walk in wardrobe and en suite bathroom.

Location: 5 AUTHORS PLACE, LLANHARAN, PONTYCLUN, CF72 9UR

18/0263/09 Decision Date: 30/04/2018

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Location: 79 FFORDD DOL Y COED, LLANHARAN, PONTYCLUN, CF72 9WA

Total Number of Delegated decisions is 78

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Treherbert

18/0229/10 Decision Date: 04/05/2018

Proposal: Change of use from residential storage to sui generis (dog grooming).

Location: 12 CLYNGWYN ROAD, BLAENRHONDDA, TREORCHY, CF42 5SL

Reason: 1 The proposal represents an incompatible and unneighbourly use, which, by reason of noise and general disturbance, would be detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The proposed development would increase vehicular movements along a residential street that is sub-standard in terms of width due to on-street car parking pressure, sub-standard junction radii and sub-standard forward vision that is unable to withstand the increase in vehicular movements associated with the proposed leading to increased risk of harm to all highway users. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed development would lead to on-street car parking in an area where there is already considerable demand and in close proximity to the road bend increasing potential conflict and risk to all highway users and impacting on the free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local.

Porth

18/0098/10 Decision Date: 24/04/2018

Proposal: To use an existing outbuilding at the rear of the property to provide a part-time dog grooming business.

Location: 4 JESTYN STREET, PORTH, CF39 0DN

Reason: 1 The proposal represents an incompatible and unneighbourly use, which, by reason of noise and general disturbance, would be detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The residential streets leading to the proposed and Jestyn Street are substandard to cater for the increase in vehicular traffic generated by the proposed leading to increased risk of harm and reversing movements to the detriment of safety of all highway users and free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The rear lane is sub-standard in terms of width for safe vehicular and pedestrian movement and lacking in visibility splays leading to increased risk of harm to the detriment of safety of all highway users. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Town (Pontypridd)

18/0156/10 Decision Date: 10/04/2018

Proposal: First floor extension / loft conversion, plus raising roof line.

Location: 1 CROSSBROOK STREET, PONTYPRIDD, CF37 4TT

Reason: 1 By virtue of its design, form, position and relationship with the existing built environment; the proposed development is considered to be detrimental to the character and appearance of the Conservation Area and the setting of three listed buildings. Consequently, the application is considered not to comply with Policies AW5, AW6 and AW7 of the Local Development Plan and the Council's Supplementary Planning Guidance for The Historic Built Environment and Development of Flats.

Trallwn

18/0062/10 Decision Date: 10/04/2018

Proposal: To retain the external wall insulation fitted in July 2014. The front elevation was already rendered prior to the fitting of the insulation so there is no aesthetic difference in the property apart from the insulation which protrudes around 90mm.

Location: 58 SION STREET, PONTYPRIDD, CF37 4SD

Reason: 1 By virtue of its design, external finish and projection from the principal and side elevations of the house, the external wall insulation is considered to be prejudicial to the character of the Conservation Area, contrary to Policies AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Treforest

17/1238/10 Decision Date: 12/04/2018

Proposal: Change of use to HMO. (Amended plan received 19/02/18).

Location: 62A QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN

Reason: 1 The development would result in a new House in Multiple Occupation (HMO) and the clustering of HMOs that will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community. As such the development is contrary to 'Policy HMO 1 - 20% Threshold Area in Treforest' and 'Policy HMO 3 – Sandwiching and Adjacent HMOs' in Draft Supplementary Planning Guidance: Houses in Multiple Occupation (HMOs), Planning Policy Wales and Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development would not provide a suitable primary access to the proposed HMO and could result in security and safety issues for the occupiers. As such the development is contrary to Supplementary Planning Guidance: Development of Flats – Conversions and New Build and Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

17/1331/10 Decision Date: 09/04/2018

Proposal: Proposed dropped kerb to enable off street parking.

Location: 7 LLANTWIT ROAD, TREFOREST, PONTYPRIDD, CF37 1TR

Reason: 1 The proposed dropped kerbs and new access onto the B4595 Llantwit Road would result in the creation of traffic hazards on the strategic highway network, to the detriment of highway safety and the free flow of traffic. The proposal would therefore not comply with Policy AW5 of the Rhondda Cynon Taf Local Development, which requires developments to have safe access to the highway network.

18/0210/19 Decision Date: 01/05/2018

Proposal: Falling of trees which are either dead, dying or dangerous.

Location: LAND AT MEADOW STREET, TREFOREST, PONTYPRIDD

Reason: 1 The proposed tree works are not considered to be directly necessary for the positive management of the site, or on the grounds of public safety. In the absence of sufficient justification, the tree removal would be detrimental to the appearance of the site and result in a reduction in size of the wider designated area. Consequently, the application is considered not to comply with TAN 10 of Planning Policy Wales or Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 09/04/2018 and 04/05/2018

Report for Development Control Planning Committee

Church Village

18/0240/10 Decision Date: 25/04/2018

Proposal: Garage conversion - Existing garage will be converted into two rooms. Garage door will be removed and partially bricked with a window to front. New Garage will be built on the opposite side of the house. There will be an up and over door to the front and a single door to the rear.

Location: 34 LLANERCH GOED, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TB

Reason: 1 The proposed development would be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

1. The proposed development will result in the creation of vehicular reversing movements either to or from the public highway and obstructions on the public highway immediately at a priority to the detriment of highway safety and the free flow of traffic.
 2. The location of the proposed garage will result in an obstruction to forward visibility for vehicles travelling along Clos Creyr and approaching the junction between Llanerch Goed and Clos Creyr to the detriment of highway safety.
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Pontyclun

17/0963/10 Decision Date: 03/05/2018

Proposal: The construction of a new steel framed timber clad barn for the storage of machinery and equipment.

Location: PANTAQUESTA HOUSE, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

Reason: 1 Insufficient information has been submitted to justify the necessity and reasonableness for a building of this scale outside of settlement limits. Consequently the proposed development, as a result of its siting, scale and use, would result in an unjustified development outside of the settlement boundary in an unsustainable location that would be harmful to the character the site and its wider countryside setting. The proposed development is therefore contrary to Policies AW2 and SSA13 of the Rhondda Cynon Taf Local Development Plan and the guidance set out in Planning Policy Wales: Technical Advice Note 6 (Planning for Sustainable Rural Communities).

Reason: 2 The proposed barn, as result of its scale, design and siting, would appear out of keeping with the application site itself and the surrounding Special Landscape Area. Furthermore, it would have a detrimental impact upon the character and setting of the adjacent listed building and its associated curtilage. The proposed development is therefore contrary to Policies AW5, AW6, AW7 and SSA23 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.
