



PLANNING & DEVELOPMENT COMMITTEE

7 NOVEMBER 2019

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 07/10/2019 and 25/10/2019.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED

APPLICATION NO: 18/1346
APPEAL REF: A/19/3237483
APPLICANT: Davies Homes Ltd
DEVELOPMENT: Proposed 120 unit residential development, with associated landscaping and engineering works.
LOCATION: **FORMER BLAENGWAWR COMPREHENSIVE SCHOOL, CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN**
APPEAL RECEIVED: 19/09/2019
APPEAL START DATE: 02/10/2019

APPLICATION NO: 19/0718
APPEAL REF: D/19/3237958
APPLICANT: Mr R White
DEVELOPMENT: Two storey extension
LOCATION: **33 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZG**
APPEAL RECEIVED: 26/09/2019
APPEAL START DATE: 15/10/2019

APPLICATION NO: 19/0226
APPEAL REF: D/19/3237346
APPLICANT: Mr & Mrs Joe Mitchell
DEVELOPMENT: Demolition of existing garage and conservatory and construction of a two storey extension.
LOCATION: **33 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN**
APPEAL RECEIVED: 26/09/2019
APPEAL START DATE: 30/09/2019

APPLICATION NO: 18/1333
APPEAL REF: A/19/3239634
APPLICANT: Mr Edwards
DEVELOPMENT: Retrospective permission for a detached pigeon loft. (Amended Address received 23/04/19)
LOCATION: **REAR OF 14 ARFRYN TERRACE, TYLORSTOWN, FERNDALE, CF43 3DR**
APPEAL RECEIVED: 21/10/2019
APPEAL START DATE: 24/10/2019

APPEAL DECISIONS RECEIVED

APPLICATION NO: 18/1294
APPEAL REF: APP/L6940/A/19/3228006
APPLICANT: Mr Lloyd
DEVELOPMENT: Proposed development of two 3 bed detached houses with off road parking for 6 cars (3 per dwelling). (Resubmission of planning application 18/0733/10)
LOCATION: LAND OPPOSITE NATIONAL TYRES, PENTREBACH ROAD, PONTYPRIDD, CF37 5BW
DECIDED: 08/01/2019
DECISION: Refused
APPEAL RECEIVED: 08/05/2019
APPEAL DECIDED: 14/08/2019
APPEAL DECISION: Dismissed

APPLICATION NO: 19/0340
APPEAL REF: A/19/3231794
APPLICANT: Mr A Ali
DEVELOPMENT: Change of use from car hire to car sales and valeting service.
LOCATION: ENTERPRISE RENT A CAR, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5BB
DECIDED: 20/05/2019
DECISION: Refused
APPEAL RECEIVED: 08/07/2019
APPEAL DECIDED: 08/10/2019
APPEAL DECISION: Dismissed

APPLICATION NO: 19/0281
APPEAL REF: D/19/3235307
APPLICANT: TRIVALLIS
DEVELOPMENT: Retrospective permission for a raised patio.
LOCATION: 24 ARFRYN TERRACE, TYLORSTOWN, FERNDALE, CF43 3DR
DECIDED: 24/07/2019
DECISION: Refused
APPEAL RECEIVED: 19/08/2019
APPEAL DECIDED: 10/10/2019
APPEAL DECISION: 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

7 NOVEMBER 2019

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

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

07/10/2019 and 25/10/2019

Report for Development Control Planning Committee

Rhigos

19/0949/10 Decision Date: 24/10/2019
Proposal: Proposed single storey extensions to side and rear elevations.
Location: 2 HEOL ESGYN, RHIGOS, HIRWAUN, ABERDARE, CF44 9BJ

Hirwaun

19/0850/10 Decision Date: 10/10/2019
Proposal: Proposed log cabin workspace for beauty therapy business.
Location: 64 LLYS CYNON, HIRWAUN, ABERDARE, CF44 9PR

Penywaun

19/0889/10 Decision Date: 07/10/2019
Proposal: Timber decking to rear garden (retrospective)
Location: 102 MAESGWYN, GROUND FLOOR FLAT, CWMDARE, ABERDARE, CF44 8TL

Aberdare West/Llwydcoed

19/0893/10 Decision Date: 10/10/2019
Proposal: Conversion of garage, enlargement of existing bay window
Location: 16 BRYN EITHIN, CWMDARE, ABERDARE, CF44 8SL

Aberdare East

19/0946/01 Decision Date: 18/10/2019
Proposal: Display of 2 no. media screens and 2 no. flag pole signs
Location: TESCO SUPERSTORE, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

Cwmbach

19/0913/10 Decision Date: 09/10/2019
Proposal: Single Storey Side Extension
Location: 10 BRO DEG, CWMBACH, ABERDARE, CF44 0HA

Mountain Ash West

19/1046/09 Decision Date: 18/10/2019
Proposal: Single Storey Side Extension
Location: 72 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

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07/10/2019 and 25/10/2019

Report for Development Control Planning Committee

Penrhiwceiber

19/0923/01 Decision Date: 18/10/2019
Proposal: Advertisement consent for ATM signage

Location: 21-23 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

19/0941/10 Decision Date: 18/10/2019
Proposal: Installation of an ATM (Retrospective)

Location: 21-23 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

Ynysybwl

19/0974/10 Decision Date: 24/10/2019
Proposal: Proposed Porch.

Location: 36 HAFAN HEULOG, YNYSYBWL, PONTYPRIDD, CF37 3JJ

Aberaman North

19/0834/10 Decision Date: 10/10/2019
Proposal: Conversion of a single dwelling house into two self contained flats.

Location: 56A LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

Ystrad

19/0908/10 Decision Date: 15/10/2019
Proposal: Two storey full width extension.

Location: 247 TYNTYLA ROAD, YSTRAD, PENTRE, CF41 7SG

Llwynypia

19/0900/10 Decision Date: 18/10/2019
Proposal: Two storey extension & garden shed.

Location: 21 PONTRHONDDA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SZ

Cwm Clydach

19/0852/10 Decision Date: 07/10/2019
Proposal: Conversion of part of an existing basement to 1 no. additional flat (C3).

Location: BLAENCLYDACH LIBERAL WORKMENS CLUB AND INSTITUTE, 11-12 MADDOX STREET, CLYDACH, TONYPANDY, CF40 2RR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
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Tonypandy

19/0963/10 Decision Date: 24/10/2019
Proposal: Ground floor side extension.
Location: 9 CAEAU DE-WINTON, TONYPANDY, CF40 2NJ

Cymmer

19/0909/10 Decision Date: 23/10/2019
Proposal: Two storey lateral extension and a single storey rear extension.
Location: 2 PINEWALK DRIVE, GLYNFACH, PORTH, CF39 9NL

Ynyshir

19/0888/10 Decision Date: 21/10/2019
Proposal: Two-storey rear extension following the demolition of existing addition.
Location: 59 PLEASANT VIEW, WATTSTOWN, PORTH, CF39 0PN

Ferndale

19/0934/10 Decision Date: 22/10/2019
Proposal: Two storey rear extension.
Location: 4 TAFF STREET, FERNDAL, CF43 4NL

Glyncoch

19/0760/19 Decision Date: 21/10/2019
Proposal: Removal/Felling of one Oak tree (T1).
Location: TYN Y COED, CLYDACH COURT, ABERCYNON ROAD, GLYNCOCH, PONTYPRIDD, CF37 3NB

Town (Pontypridd)

19/0858/15 Decision Date: 18/10/2019
Proposal: Variation of Condition 6 (hours of operation - to extend the opening hours by one hour at night) of planning permission 16/0830/10
Location: 75A TAFF STREET, PONTYPRIDD, CF37 4SU

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

07/10/2019 and 25/10/2019

Report for Development Control Planning Committee

Rhondda

19/0832/10 Decision Date: 11/10/2019
Proposal: Change of use of existing shop to a self contained flat (Amended Plans received 23/09/19)
Location: 43 TELELKEBIR ROAD, HOPKINSTOWN, PONTYPRIDD, CF37 2RL

19/0958/10 Decision Date: 22/10/2019
Proposal: Two storey rear extension.
Location: 1 MARGARET STREET, TREHAFOD, PONTYPRIDD, CF37 2LU

Graig

19/0918/10 Decision Date: 17/10/2019
Proposal: Walkway from first floor bedroom to raised rear garden.
Location: 3 LAURA STREET, TREFOREST, PONTYPRIDD, CF37 1NW

Treforest

19/0921/10 Decision Date: 22/10/2019
Proposal: Rear single story extension.
Location: 6 LEWIS STREET, TREFOREST, PONTYPRIDD, CF37 1BZ

Rhydyfelin Central

19/5117/41 Decision Date: 17/10/2019
Proposal: Two storey rear extension and conversion of existing roof space.
Location: 130 MORIEN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5PT

Hawthorn

19/0870/10 Decision Date: 08/10/2019
Proposal: First floor rear extension
Location: 3 LON HEULOG, RHYDYFELIN, PONTYPRIDD, CF37 5LW

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

07/10/2019 and 25/10/2019

Report for Development Control Planning Committee

Ffynon Taf

19/0830/10 Decision Date: 24/10/2019
Proposal: Demolition of single storey garage and store. Single storey rear extension and off street parking (Amended Plans received 27/09/2019).
Location: LADYBIRDS, 1 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RA

19/0865/10 Decision Date: 07/10/2019
Proposal: Proposed conservatory and rear garden store.
Location: 19 TABOR STREET, TAFFS WELL, CF15 7PS

Church Village

19/1031/15 Decision Date: 24/10/2019
Proposal: Removal of condition 3 (surface water) of previously approved planning application 19/0103/10.
Location: 46 ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1DA

Tonteg

19/0917/10 Decision Date: 25/10/2019
Proposal: Single storey rear extension.
Location: GRIFFIN MILL NISSAN, TONTEG ROAD, TONTEG, PONTYPRIDD, CF37 5SP

Tonyrefail West

19/0929/10 Decision Date: 22/10/2019
Proposal: Ground floor front extension
Location: 10 MEADOW CLOSE, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EQ

Tonyrefail East

19/0935/10 Decision Date: 21/10/2019
Proposal: Single storey extension.
Location: 102 PARKLANDS ROAD, TONYREFAIL, PORTH, CF39 8PT

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

Ty'n y Nant

19/0791/10 Decision Date: 23/10/2019
Proposal: Single storey storage unit. (Coal Mining Risk Assessment Received 26/09/19)
Location: LAND TO THE REAR OF 23 - 43 HEOL-Y-BEDDAU, BEDDAU, PONTYPRIDD, CF38 2AG

19/0902/10 Decision Date: 22/10/2019
Proposal: Two storey side extension, dormer window and porch.
Location: 6 CALDICOTT CLOSE, BEDDAU, PONTYPRIDD, CF38 2LE

19/0938/10 Decision Date: 22/10/2019
Proposal: Detached outbuilding to the rear curtilage (east) of the site
Location: 66 MILDRED STREET, BEDDAU, PONTYPRIDD, CF38 2AP

Pontyclun

19/0096/10 Decision Date: 23/10/2019
Proposal: Proposed construction of annex building (supporting information received 22/07/19).
Location: MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN

19/0943/10 Decision Date: 23/10/2019
Proposal: Two storey side, single storey front extension.
Location: 2 GLAN CREIGIAU, GROES-FAEN, PONTYCLUN, CF72 8RU

Llanharry

19/0972/10 Decision Date: 24/10/2019
Proposal: Two-storey rear extension
Location: 35 TYLACOCK, LLANHARRY, PONTYCLUN, CF72 9LR

Llanharan

19/0494/10 Decision Date: 11/10/2019
Proposal: Change of use from restaurant to a 2 bedroom flat.
Location: 10 CHAPEL ROAD, LLANHARAN, PONTYCLUN, CF72 9QA

Total Number of Delegated decisions is 39

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/10/2019 and 25/10/2019

Report for Development Control Planning Committee

Aberdare East

16/0710/10 Decision Date: 24/10/2019

Proposal: Conversion of two houses into one, loft conversion (with dormer extensions) and two storey rear extension.

Location: 19/20 CLIFTON STREET, ABERDARE, CF44 7PB

Reason: 1 1. The proposed development, in terms of its pattern of fenestration, would result in overlooking to and as a consequence, a loss of privacy to the occupiers of the adjacent residential properties on Clifton Street. As such, the proposal conflicts with policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Ynysybwl

17/1098/10 Decision Date: 15/10/2019

Proposal: Construction of a lean-to extension on the south side of the existing livestock shed that will be used for housing ducks and hens.

Location: TOP YARD FARM, TIR Y GELLI FARM, GELLI-WRGAN ROAD, MOUNTAIN ASH, PONTYPRIDD, CF37 3PG

Reason: 1 Insufficient information has been provided to accurately assess the potential visual impacts of the development upon the character and appearance of the site and its immediate setting. The plans fail to reflect the topography and features of the site within which it would be located. As such, the proposals are contrary to the requirements of policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Pontyclun

19/0937/10 Decision Date: 24/10/2019

Proposal: Two storey extension.

Location: 2 MAESYFELIN CRESCENT, COWBRIDGE ROAD, PONTYCLUN, CF72 9BQ

Reason: 1 The proposed extension, by virtue of its scale, massing, design and prominent location would have a detrimental impact upon the character and appearance of the host dwelling and wider area. Furthermore, the proposal, by virtue of its side (south & north) facing windows, would directly overlook the neighbouring dwellings off Maesyfelin Crescent and their individual private amenity spaces, causing a significant adverse effect upon the privacy and amenity standards previously enjoyed by these occupiers. The proposal is therefore considered unneighbourly, excessive and 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)'.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/10/2019 and 25/10/2019

Report for Development Control Planning Committee

Llanharan

19/0927/10

Decision Date: 22/10/2019

Proposal: Provision of a new field access.

Location: LAND NORTH OF GRAIG-LWYD, TONYSGUBORIAU, TALBOT GREEN, CF72 9LE

Reason: 1 There are insufficient design and details of the proposed access in terms of horizontal and vertical geometry, width of access, junction radii, vision splays, drainage and construction details to enable highway safety assessment to be carried out. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would create hazard to the detriment of safety of all highway users. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on trees, hedges and ecology. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable a full assessment of the visual impact of the proposal on the character of the area which is identified as a Strategic Landscape Area. As such the development is contrary to Policies AW 5 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4