



PLANNING & DEVELOPMENT COMMITTEE

17 SEPTEMBER 2020

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 24/08/2020 – 04/09/2020

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

17 SEPTEMBER 2020

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

APPEAL DECISIONS RECEIVED

APPLICATION NO: 20/0220
APPEAL REF: D/20/3254513
APPLICANT: Mr D Rowley
DEVELOPMENT: Vehicle access.
LOCATION: 26 RAYMOND TERRACE, TREForest, PONTYPRIDD,
CF37 1ST
DECIDED: 29/04/2020
DECISION: Refused
APPEAL RECEIVED: 06/07/2020
APPEAL DECIDED: 26/08/2020
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 20/0229
APPEAL REF: D/20/3254774
APPLICANT: Mr D Turner
DEVELOPMENT: Detached double garage (retrospective).
LOCATION: 2 YNYSMAERDY TERRACE, YNYSMAERDY,
LLANTRISANT, PONTYCLUN, CF72 8LG
DECIDED: 24/04/2020
DECISION: Refused
APPEAL RECEIVED: 09/07/2020
APPEAL DECIDED: 04/09/2020
APPEAL DECISION: Allowed with Conditions

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

24/08/2020 and 04/09/2020

Report for Development Control Planning Committee

Hirwaun

20/0688/10 Decision Date: 04/09/2020
Proposal: Two storey rear extension.
Location: 20 DAVIES ROW, HIRWAUN, ABERDARE, CF44 9SS

Aberdare West/Llwydcoed

20/0715/10 Decision Date: 04/09/2020
Proposal: Construction of retaining walls to facilitate hardstand to front garden (retrospective).
Location: 20 MILL STREET, TRECYNON, ABERDARE, CF44 8PA

Mountain Ash East

20/0709/10 Decision Date: 24/08/2020
Proposal: Proposed porch.
Location: CEFN PENNAR UCHAF FARM, CEFNPENNAR ROAD, CWMBACH, ABERDARE, CF45 4EF

Mountain Ash West

20/0579/10 Decision Date: 25/08/2020
Proposal: Change of use from commercial to residential.
Location: SHOP ADJACENT TO NO. 35 HIGH STREET, MOUNTAIN ASH, CF45 3PE

Abercynon

20/0764/10 Decision Date: 03/09/2020
Proposal: Single storey duo-pitch extension to side.
Location: THE MEADOWS, PARK VIEW, ABERCYNON, MOUNTAIN ASH, CF45 4TR

Treorchy

20/0267/10 Decision Date: 03/09/2020
Proposal: Detached double garage (retrospective).
Location: LAND REAR OF 205 PARK ROAD, CWMPARC, TREORCHY, CF42 6LD

20/0768/10 Decision Date: 25/08/2020
Proposal: Proposed two storey side and rear extensions (Re-submission).
Location: 9 GETHIN ROAD, TREORCHY, CF42 6SE

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

24/08/2020 and 04/09/2020

Report for Development Control Planning Committee

Penygraig

20/0677/10 Decision Date: 01/09/2020
Proposal: Demolition of existing single story rear extension and erection of new single story rear extension.
Location: 1 LLANFAIR ROAD, PENYGRAIG, TONYPANDY, CF40 1TA

Porth

20/0665/10 Decision Date: 01/09/2020
Proposal: Proposed ground floor rear extension.
Location: 10 PARK STREET, PORTH, CF39 0DH

Ynyshir

20/0601/10 Decision Date: 27/08/2020
Proposal: Proposed two storey rear extension.
Location: 39 YNYS STREET, YNYSHIR, PORTH, CF39 0HL

Tylorstown

20/0644/10 Decision Date: 25/08/2020
Proposal: Proposed rear single storey extension and first floor side extension.
Location: 18 GROVE HOUSE COURT, PONTYGWAITH, FERNDAL, CF43 3LJ

Ferndale

19/1058/10 Decision Date: 01/09/2020
Proposal: Creation / refurbishment of 5 no. flats on 2nd floor of property.
Location: FLAT ABOVE THE FERNDAL HOTEL, DUFFRYN STREET, FERNDAL, CF43 4EL

20/0667/10 Decision Date: 25/08/2020
Proposal: Two storey extension.
Location: 23 BROWN STREET, FERNDAL, CF43 4SF

Town (Pontypridd)

20/0736/18 Decision Date: 28/08/2020
Proposal: Proposed reduction, shaping and crown lift of copper beech tree.
Location: 1 TYFICA ROAD, PONTYPRIDD, CF37 2DA

Report for Development Control Planning Committee

Graig

20/0679/10

Decision Date: 26/08/2020

Proposal: Change of use from A2 (office) to Sui Generis (tattoo parlour).

Location: UNIT 2 FIRST FLOOR, THE OLD COURTHOUSE, COURT HOUSE STREET, GRAIG, PONTYPRIDD, CF37 1LJ

Treforest

20/0569/10

Decision Date: 26/08/2020

Proposal: Two storey rear extension.

Location: 25 OLD PARK TERRACE, TREForest, PONTYPRIDD, CF37 1TG

Hawthorn

20/0577/10

Decision Date: 24/08/2020

Proposal: Two storey rear extension.

Location: 76 YNYSLYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AR

20/0678/10

Decision Date: 28/08/2020

Proposal: Single storey side extension.

Location: PENTYLA, POPLAR ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5LT

Ffynon Taf

20/0549/10

Decision Date: 03/09/2020

Proposal: Two storey rear extension.

Location: 9 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7ST

20/0648/10

Decision Date: 25/08/2020

Proposal: Rear single storey extension.

Location: 3 PANT PLACE, TAFFS WELL, CARDIFF, CF15 7QG

20/0685/10

Decision Date: 04/09/2020

Proposal: Proposed installation of 2.5 meter high palisade fence around goods inwards and despatch area.

Location: UNIT 1 BIOCATALYSTS, CEFN COED, NANTGARW, TAFFS WELL, CARDIFF, CF15 7QQ

Report for Development Control Planning Committee

Church Village

20/0570/09 Decision Date: 25/08/2020

Proposal: Single storey rear extension

Location: 19 NIGHTINGALE GARDENS, CHURCH VILLAGE, PONTYPRIDD, CF38 1GB

20/0727/19 Decision Date: 27/08/2020

Proposal: Proposed 30% crown reduction to oak tree (T1).

Location: WOODLAND TO REAR OF 18 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

Tonyrefail East

20/0649/10 Decision Date: 01/09/2020

Proposal: Reduction in height of an existing double detached garage.

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

Town (Llantrisant)

20/0589/01 Decision Date: 01/09/2020

Proposal: Installation of 3 Fascia Sign, 1 Hanging Sign & 5 'Other' Signs, both illuminated and non-illuminated.

Location: THE CO OPERATIVE FOOD, 2-6 SOUTHGATE AVENUE, LLANTRISANT, PONTYCLUN, CF72 8DQ

20/0640/10 Decision Date: 28/08/2020

Proposal: Removal of an existing rear conservatory. Construction of ground floor rear extension.

Location: 34 PARKDALE VIEW, LLANTRISANT, PONTYCLUN, CF72 8DT

Talbot Green

20/0594/10 Decision Date: 25/08/2020

Proposal: Ground floor rear extension.

Location: 13 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HZ

20/0710/10 Decision Date: 27/08/2020

Proposal: Single storey rear extension to replace existing conservatory

Location: CARTREF, TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AH

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

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Report for Development Control Planning Committee

Pontyclun

20/0480/10 Decision Date: 24/08/2020
Proposal: To provide vehicle access over public footpath to drive and garage. Amended plans received 10/07/20.
Location: ASHDENE, NEW MILL CORNER, MISKIN, PONTYCLUN, CF72 8JQ

20/0596/10 Decision Date: 24/08/2020
Proposal: Change of use from betting office (Class A2) to a podiatrist clinic (Class D1).
Location: LADBROKES PLC, 8 COWBRIDGE ROAD, PONTYCLUN, CF72 9ED

20/0638/10 Decision Date: 26/08/2020
Proposal: Two-storey side extension, upgrading conservatory to orangery.
Location: 10 BRYN CREIGIAU, GROES-FAEN, PONTYCLUN, CF72 8RT

20/0655/10 Decision Date: 01/09/2020
Proposal: First floor side/rear extension.
Location: 61 CLOS BRENIN, BRYNSADLER, PONTYCLUN, CF72 9GA

20/0692/10 Decision Date: 27/08/2020
Proposal: Single storey ground floor extension.
Location: 16 BRYNAMLWG, PONTYCLUN, CF72 9AU

Total Number of Delegated decisions is 33

Aberdare West/Llwydcoed

20/0659/10 Decision Date: 03/09/2020

Proposal: To extend the existing garden curtilage of the property (40 Tan Y Bryn Gardens) to include an area of land locked wasteland, located parallel to the property.

Location: 40 TAN Y BRYN GARDENS, LLWYDCOED, ABERDARE, CF44 0TQ

Reason: 1 The proposal would encroach on land safeguarded for rail network improvements associated with the former rail freight line between Aberdare and the former Tower Colliery site (Hirwaun), and would also impact on the provision of station improvements at the former Railway Site and Freight Head (Hirwaun). The application would therefore be contrary to Policy NSA 22 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 By virtue of its location and scale, the proposed curtilage extension would be an unjustified intrusion into the open countryside as defined by the Rhondda Cynon Taf Local Development Plan. As such, the proposal would have a detrimental visual impact on the character and appearance of the surrounding area and upon a Special Landscape Area. The proposal is therefore contrary to Policy AW 5 and NSA 25 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 By virtue of its location and scale, the proposed curtilage extension would cause or result in a risk of unacceptable harm to health of occupants of 40 Tan-y-Bryn Gardens and future users of any passenger rail network. The application is therefore contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Aberaman South

20/0612/10 Decision Date: 24/08/2020

Proposal: Change of use of land at rear of 15, 16 and 17 Parc Aberaman to garden curtilage (retrospective).

Location: LAND TO REAR OF 15, 16 AND 17 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

Reason: 1 By virtue of its prominent position and adverse visual impact on the surrounding area, the fencing is considered to be an incongruous and detrimental addition to the street scene; and as such, does not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed extension of the garden curtilage will encroach onto public highway land, restrict inter-visibility between the arms of the roundabout and will jeopardise future improvements to the roundabout, B4275 and access for maintenance of the highway embankment and surface water carrier drain to the detriment of safety of all highway users.

Further, there is a lack of information with regards the location of existing statutory undertakers equipment located within the verge area and their ability to carry out future maintenance. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Tonyrefail West

20/0647/10 Decision Date: 03/09/2020

Proposal: Proposed two storey, two bed detached dwelling.

Location: LAND ADJ. 8 OFFICE ROW, PENRHIW-FER, TONYPANDY, CF40 1SQ

Reason: 1 The site lies outside the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP). New residential development is not supported in such a location, and no suitable justification has been submitted to negate this.

The proposal therefore is contrary to Policies AW1 and AW2 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development is located in an unsustainable location and would be heavily reliant on the use of private motor vehicles, contrary to the sustainable transport hierarchy set out in Planning Policy Wales edition 10.

The proposal therefore is contrary to PPW 10 and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Llanharry

20/0624/10 Decision Date: 25/08/2020

Proposal: Two-storey extension to front, side & rear, canopy to front, internal works.

Location: 65 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HP

Reason: 1 By virtue of its scale, mass and design, the proposed side/front extension would form an obtrusive and overbearing addition, which would serve to 'unbalance' the appearance of the pair of semi-detached dwellings of which it is a part, creating a development that is out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.
