



PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 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 04/09/2020 – 02/10/2020

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

15 OCTOBER 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

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

04/09/2020 and 02/10/2020

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

20/0391/10 Decision Date: 07/09/2020
Proposal: First floor extension.
Location: 35 GLAN ROAD, GADLYS, ABERDARE, CF44 8BN

20/0507/10 Decision Date: 08/09/2020
Proposal: Two storey rear extension.
Location: 21 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8TW

20/0633/10 Decision Date: 07/09/2020
Proposal: Two storey rear extension.
Location: 21 PARK GROVE, TRECYNON, ABERDARE, CF44 8EL

20/0697/10 Decision Date: 29/09/2020
Proposal: Single storey extension to front of property.
Location: 1 TYR HEOL, LLWYDCOED, ABERDARE, CF44 0TW

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

20/0718/10 Decision Date: 07/09/2020
Proposal: Proposed first floor rear extension with internal alterations.
Location: 12 MORIAH PLACE, LLWYDCOED, ABERDARE, CF44 0TS

20/0815/10 Decision Date: 28/09/2020
Proposal: First floor rear extension over existing kitchen annexe.
Location: 11 KINGSBURY PLACE, LLWYDCOED, ABERDARE, CF44 0TR

Report for Development Control Planning Committee

Cwmbach

20/0609/10

Decision Date: 14/09/2020

Proposal:

Partial demolition of existing portal frame building and installation of a 2 storey office block.

Location:

HAMMOND LTD, CWMBACH INDUSTRIAL ESTATE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0AE

20/0712/10

Decision Date: 21/09/2020

Proposal:

Two storey rear extension.

Location:

16 BRYN GLAS, CWMBACH, ABERDARE, CF44 0LU

Mountain Ash East

20/0214/15

Decision Date: 21/09/2020

Proposal:

Variation of condition 2 - Approved plans of previous planning permission 18/0709/10 (Amended house type of Plot 1 from 3 to 4 bedroom property).

Location:

TY MAWR, ABER-FFRWD ROAD, MOUNTAIN ASH, CF45 4DD

Mountain Ash West

20/0858/23

Decision Date: 23/09/2020

Proposal:

Temporary Construction Compound.

Location:

LAND TO THE SOUTH WEST OF MOUNTAIN ASH STATION, HENRY STREET, MOUNTAIN ASH

Penrhiwceiber

20/0424/10

Decision Date: 22/09/2020

Proposal:

Single storey rear extension.

Location:

6 HUGHES STREET, MOUNTAIN ASH, CF45 3UG

Report for Development Control Planning Committee

Abercynon

20/0811/10 Decision Date: 25/09/2020

Proposal: Change of use to D2 (fitness facility).

Location: UNIT 4, PONTCYNON INDUSTRIAL ESTATE, TYNTETOWN, ABERCYNON, CF45 4EP

20/0857/23 Decision Date: 23/09/2020

Proposal: Temporary construction compound.

Location: NORTH EASTERN SECTION OF ABERCYNON SOUTH RAILWAY STATION, STATION ROAD, ABERCYNON, ABERPENNAR, CF45 4SE

20/0904/23 Decision Date: 10/09/2020

Proposal: Prior notification of demolition of footbridge damaged during February 2020 storms.

Location: FEEDER PIPE BRIDGE, FOOTBRIDGE CROSSING RIVER TAFF, SOUTH EAST OF A470 ROUNDABOUT, ABERCYNON

Aberaman North

20/0744/13 Decision Date: 21/09/2020

Proposal: Proposed outline planning permission for a detached house with off road parking (all matters reserved).

Location: LAND OPPOSITE NO. 16 BELMONT TERRACE, ABERAMAN, ABERDARE

Aberaman South

20/0743/10 Decision Date: 21/09/2020

Proposal: Proposed 'lantern' roof alteration to allow installation of new machinery within warehouse

Location: UNITS 12 TO 14 TUBEX LTD, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

20/0798/10 Decision Date: 09/09/2020

Proposal: First floor rear extension.

Location: 3 GLYNHAFOD STREET, CWMAMAN, ABERDARE, CF44 6LD

Treorchy

20/0750/10 Decision Date: 24/09/2020

Proposal: First floor rear extension.

Location: 16 ILLTYD STREET, TREORCHY, CF42 6NW

20/0852/08 Decision Date: 28/09/2020

Proposal: Extension to school and upgrading and modernising existing nursery space.

Location: TREORCHY PRIMARY SCHOOL, GLYNCOLI ROAD, TREORCHY, CF42 6SA

Report for Development Control Planning Committee

Pentre

- 20/0758/10** Decision Date: 24/09/2020
Proposal: Two-storey side extension and new bay window to front of dwelling.
Location: 28 MAINDY CRESCENT, MAINDY ROAD, TON PENTRE, PENTRE, CF41 7ES
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- 20/0797/10** Decision Date: 30/09/2020
Proposal: Replacement garage (part retrospective)
Location: 11 ST JOHNS DRIVE, TON PENTRE, PENTRE, CF41 7EU
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Llwynypia

- 20/0694/10** Decision Date: 10/09/2020
Proposal: New build single storey extension and access works to property and associated works.
Location: 6 HOLYROOD TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HP
-

- 20/0732/10** Decision Date: 21/09/2020
Proposal: Two-storey rear extension and detached garage.
Location: 37 PONTRHONDDA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SZ
-

- 20/0830/10** Decision Date: 28/09/2020
Proposal: Conservatory to rear.
Location: 9 PONTRHONDDA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SZ
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Cwm Clydach

- 20/0663/10** Decision Date: 18/09/2020
Proposal: Single storey outbuilding to rear.
Location: 34 OAK STREET, CLYDACH, TONYPANDY, CF40 2DT
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Trealaw

- 20/0611/10** Decision Date: 21/09/2020
Proposal: Hip to gable extension, enlargements to existing rear dormer and construction of two new front facing dormers.
Location: 13 SYCAMORE DRIVE, TREALAW, TONYPANDY, CF40 2PZ
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Report for Development Control Planning Committee

Penygraig

- 20/0784/10** Decision Date: 24/09/2020
Proposal: Demolition of existing dwelling and construction of a block of 5 no. 1 bed affordable apartments, together with associated works.
Location: 83 HUGHES STREET, PENYGRAIG, TONYPANDY, CF40 1LX
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- 20/0874/23** Decision Date: 18/09/2020
Proposal: Demolition of detached dwelling.
Location: 83 HUGHES STREET, PENYGRAIG, TONYPANDY, CF40 1LX
-

Porth

- 20/0068/12** Decision Date: 02/10/2020
Proposal: Gosod 2 arwydd (maint 1800mm x750mm) ar ochr yr adeilad - Caniatâd Adeilad Rhestredig (Installation of 2 signs (size 1800mm x750mm) on side of building. - Listed Building Consent)
Location: LOLFA GOFFI , 47 PONTYPRIDD ROAD, PORTH, CF39 3PG
-

- 20/0069/01** Decision Date: 02/10/2020
Proposal: Gosod 2 arwydd (maint 1800mm x750mm) ar ochr yr adeilad. (Installation of 2 signs (size 1800mm x750mm) on side of building.
Location: LOLFA GOFFI , 47 PONTYPRIDD ROAD, PORTH, CF39 3PG
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Cymmer

- 20/0445/10** Decision Date: 08/09/2020
Proposal: Proposed garage (Ancillary use to the funeral directors)
Location: MORGAN T VOWLES, 154 TREHAFOD ROAD, TREHAFOD, PONTYPRIDD, CF37 2LL
-

- 20/0773/15** Decision Date: 15/09/2020
Proposal: Variation of condition 1 of planning permission 15/1255/13 - extend time period.
Location: 26A PLEASANT VIEW, TREHAFOD, PONTYPRIDD, CF37 2NY
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Tylorstown

- 20/0802/10** Decision Date: 23/09/2020
Proposal: Domestic garage.
Location: LAND OPPOSITE 17 BRYNHEULOG TERRACE, TYLORSTOWN, FERNDAL, CF43 3DW
-

- 20/0993/35** Decision Date: 02/10/2020
Proposal: Screening Opinion - Tylorstown Landslip - Phases 2 and 3.
Location: STREET RECORD, A4233, TYLORSTOWN LANDSLIP PHASE 2 AND 3
-

Report for Development Control Planning Committee

Ferndale

- 20/0761/10** Decision Date: 14/09/2020
Proposal: Proposed store room extension and storage container.
Location: SCOOPS AND SMILES, OAKLAND TERRACE, FERNDALE, CF43 4UD
-

Maerdy

- 20/0741/10** Decision Date: 16/09/2020
Proposal: Summer house at rear of garden.
Location: GOLYGFAR MYNYDD, PENTRE ROAD, MAERDY, FERNDALE, CF43 4DP
-

- 20/0763/10** Decision Date: 23/09/2020
Proposal: Detached garage.
Location: 24 RICHARD STREET, MAERDY, FERNDALE, CF43 4AU
-

Glyncoch

- 17/0788/10** Decision Date: 10/09/2020
Proposal: Demolition of existing Gospel Hall and replacement with 2 dwellings and private access road (amended plans received 27/07/20).
Location: OLD GOSPEL HALL, GARTH AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3AA
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Town (Pontypridd)

- 20/0411/15** Decision Date: 14/09/2020
Proposal: Variation of conditions relating to existing outline planning permission for 15 houses (Ref: 16/0736/13). Condition 2 - Commencement of the development, (Proposed extension of a further five years from the date
Location: LAND ADJ PANTYGRAIGWEN ROAD, PANTYGRAIG-WEN, PONTYPRIDD
-

- 20/0641/10** Decision Date: 25/09/2020
Proposal: Construction of dormer sections to the original front and rear roof elevations.
Location: 26 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU
-

- 20/0725/10** Decision Date: 29/09/2020
Proposal: Extension to existing bungalow and widening of existing access to driveway.
Location: 28 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU
-

- 20/0841/01** Decision Date: 24/09/2020
Proposal: Proposed 2no. non-illuminated totem way-finding signage.
Location: TAFF VALE SHOPPING CENTRE, TAFF STREET, PONTYPRIDD
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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/09/2020 and 02/10/2020

Report for Development Control Planning Committee

Trallwn

20/0406/10 Decision Date: 14/09/2020
Proposal: Two Virgin Media telecom cabinets.
Location: 24 WEST STREET, PONTYPRIDD, CF37 4PS

Rhondda

20/0662/10 Decision Date: 17/09/2020
Proposal: Development of single dwelling.
Location: PLOT 9, DANYLAN ROAD, MAESYCOED, PONTYPRIDD, CF37 1ES

Rhydyfelin Central

20/0730/10 Decision Date: 08/09/2020
Proposal: Demolition of single storey extension to rear and replacement with larger rear extension with roof lights.
Location: 42 GWAUN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5PU

Hawthorn

20/0561/10 Decision Date: 28/09/2020
Proposal: Take down the existing original rear single storey lean-to and construct a new single storey rear wrap-around extension.
Location: ALVINGTON, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5BB

Ffynon Taf

20/0630/10 Decision Date: 07/09/2020
Proposal: Two-storey rear extension with rooflights.
Location: 30 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA

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

Llantwit Fardre

20/0681/10 Decision Date: 15/09/2020
Proposal: Freestanding building at the bottom of garden to be used as a Granny Annexe.
Location: 6 CWRT PENTWYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RF

Report for Development Control Planning Committee

Church Village

20/0855/19 Decision Date: 16/09/2020
Proposal: Proposed reduction works to trees immediately adjacent to the rear garden boundary of 22 Ty Crwyn, Church Village (T1 and T2).
Location: 22 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

Tonteg

20/0726/10 Decision Date: 21/09/2020
Proposal: Rear conservatory and single storey extension.
Location: 7 HEOL DEG, TONTEG, PONTYPRIDD, CF38 1ET

20/0759/10 Decision Date: 22/09/2020
Proposal: Proposed horse menage.
Location: THE WARREN, HEOL-Y-CAWL, TONTEG, PONTYPRIDD, CF38 1SR

Gilfach Goch

20/0623/10 Decision Date: 09/09/2020
Proposal: Terraced house to replace fire damaged property.
Location: 163 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SN

20/0707/10 Decision Date: 30/09/2020
Proposal: Proposed first floor rear extension.
Location: 15 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

Tonyrefail West

20/0230/10 Decision Date: 14/09/2020
Proposal: Proposed garage (part retrospective).
Location: 14 HEOL TRANE, TONYREFAIL, PORTH, CF39 8DD

20/0767/09 Decision Date: 30/09/2020
Proposal: Single storey extension to rear
Location: 13 CWM HYFRYD, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FA

20/0787/10 Decision Date: 25/09/2020
Proposal: Ground floor rear / side extension.
Location: 8 ELY COURT, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EP

Report for Development Control Planning Committee

Tonyrefail East

20/0695/10 Decision Date: 21/09/2020
Proposal: Ground floor front, side & rear extension.
Location: 28 ST JOHNS ROAD, TONYREFAIL, PORTH, CF39 8LG

Beddau

20/0699/10 Decision Date: 02/10/2020
Proposal: Single storey rear extension.
Location: 46 HEOL HENSOL, BEDDAU, PONTYPRIDD, CF38 2LP

Ty'n y Nant

20/0740/10 Decision Date: 02/10/2020
Proposal: 4 bed detached house with basement and semi detached garage.
Location: 9 CHALFONT CLOSE, BEDDAU, PONTYPRIDD, CF38 2SA

20/0816/10 Decision Date: 30/09/2020
Proposal: Two-storey side extension.
Location: 10 CARLTON CRESCENT, BEDDAU, PONTYPRIDD, CF38 2RS

Town (Llantrisant)

20/0689/10 Decision Date: 10/09/2020
Proposal: Single storey side and rear extension & detached garage.
Location: 37 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG

20/0785/09 Decision Date: 21/09/2020
Proposal: Water tank erection to supply sprinkler protection for building on site at the Royal Mint. Construction of hard standing plinth to site water tank.
Location: ROYAL MINT, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YT

20/0792/15 Decision Date: 16/09/2020
Proposal: Variation of condition 2 of Planning Permission 19/1007/10 to reflect an amendment to the design of the local energy centre (LEC).
Location: ROYAL MINT, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YT

20/0895/10 Decision Date: 29/09/2020
Proposal: Glass-fronted balcony area on an existing 1st floor level porch at the front of the property (part retrospective).
Location: 1 PARKDALE VIEW, LLANTRISANT, PONTYCLUN, CF72 8DT

Report for Development Control Planning Committee

Talbot Green

- 20/0704/10** Decision Date: 14/09/2020
Proposal: Single storey rear extension and conversion of existing detached double garage.
Location: 3 FOREST WALK, TALBOT GREEN, PONTYCLUN, CF72 8HH
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- 20/0722/10** Decision Date: 14/09/2020
Proposal: Replacement of flat roof with a pitched roof on detached garage.
Location: 4 FOREST WALK, TALBOT GREEN, PONTYCLUN, CF72 8HH
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Pontyclun

- 20/0559/10** Decision Date: 23/09/2020
Proposal: Garden store.
Location: MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN
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- 20/0672/09** Decision Date: 22/09/2020
Proposal: Rear single storey extension.
Location: 48 CLOS BRENIN, BRYNSADLER, PONTYCLUN, CF72 9GA
-

- 20/0696/10** Decision Date: 18/09/2020
Proposal: Erection of part single storey and part two storey side and rear extensions with Juliette balconies.
Location: 27 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB
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- 20/0795/09** Decision Date: 25/09/2020
Proposal: Ground floor rear extension.
Location: 11 ST DAVID'S HEIGHTS, MISKIN, PONTYCLUN, CF72 8SW
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- 20/0803/10** Decision Date: 02/10/2020
Proposal: Proposed timber boundary fence (retrospective).
Location: 5 BEECHLEA CLOSE, MISKIN, PONTYCLUN, CF72 8PT
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Llanharry

- 20/0752/10** Decision Date: 24/09/2020
Proposal: Conversion of existing internal garage.
Location: 43 MEADOW WAY, TYLA GARW, PONTYCLUN, CF72 9FS
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- 20/0774/10** Decision Date: 24/09/2020
Proposal: Ground floor rear extension.
Location: 33 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZG
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Report for Development Control Planning Committee

Llanharan

20/0673/09 Decision Date: 16/09/2020

Proposal: Rear single storey extension.

Location: 34 NANT Y DWRGI, LLANHARAN, PONTYCLUN, CF72 9GR

20/0713/10 Decision Date: 18/09/2020

Proposal: Two storey side extension and single storey rear extension.

Location: 10 ST LUKE'S CLOSE, LLANHARAN, PONTYCLUN, CF72 9ST

Brynna

20/0805/01 Decision Date: 24/09/2020

Proposal: Signage to rear of building, facing M4 motorway.

Location: OFFICE 4 PHASE 2, ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ

20/0810/10 Decision Date: 29/09/2020

Proposal: Loft conversion, to include roof changes from hipped to gable and raise roof on rear annexe.

Location: WEST HILL, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG

Total Number of Delegated decisions is 80

Report for Development Control Planning Committee

Rhigos

20/0552/10

Decision Date: 24/09/2020

Proposal: Conversion of single dwelling into two dwellings and associated works.

Location: FFERMDDY NANTLLECHAU FARM, HALT ROAD, RHIGOS, ABERDARE, CF44 9UN

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

Reason: 3 Insufficient information has been submitted with regards to vehicular access and off-street car parking provision for both dwellings to enable a full assessment of the impact of the proposal on highway safety to be undertaken.

The proposal is therefore contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species to be undertaken.

The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Hirwaun

20/0821/10

Decision Date: 01/10/2020

Proposal: Construction of Agricultural Building/Barn.

Location: LAND AT CHALLIS ROW, PENDERYN ROW, HIRWAUN, ABERDARE

Reason: 1 It is not considered that the supporting information submitted justifies the need in agricultural terms, for a building of the scale proposed, in connection with the small holding at the site. As such, it is considered that the proposal, as a result of its siting, design and scale, would result in an unjustified development that would be harmful to the character and appearance of the site and its immediate setting. Therefore, the proposal conflicts with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

20/0724/10 Decision Date: 14/09/2020

Proposal: Proposed detached two bed dwelling.

Location: 1 KINGSBURY COURT, LLWYDCOED, ABERDARE, CF44 0YN

Reason: 1 Whilst the development of an additional dwelling at the application site, in principle, is considered acceptable, the proposal, by virtue of its position and relationship with the neighbouring property to the south, 1 New Scale Houses, would be considered to have a significant detrimental impact upon the amenity and outlook of its occupants, and would create unacceptable levels of harm. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

20/0783/13 Decision Date: 09/09/2020

Proposal: Outline application for a residential dwelling.

Location: LAND ADJOINING NEW MOAT, BRIDGE STREET, ROBERTSTOWN, ABERDARE, CF44 8EU

Reason: 1 By virtue of its location within a designated Zone C2 as defined by the Development Advice Maps referred to under Technical Advice Note 15: Development and Flood Risk, and with no justification or appropriate mitigation proposed, the proposed development is at risk of flooding which could result in a risk to public health. The proposed development is therefore contrary to the policy guidance set out in Technical Advice Note 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan, and is unacceptable in principle.

Aberdare East

20/0751/10 Decision Date: 24/09/2020

Proposal: Proposed dormer window to front elevation, installation of curtain wall picture window to side elevation.

Location: 1 COOPERATIVE COTTAGES, PRICE'S PLACE, GADLYS, ABERDARE, CF44 8AY

Reason: 1 The proposed dormer extension, by virtue of its siting, design and scale, would create an incongruous feature within the existing street scene and would have an adverse impact on the character and appearance of the host dwelling. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and also the Council's Supplementary Planning Guidance 'A Design Guide for Householder Development'.

Reason: 2 The proposed picture window, by virtue of its scale and design, would result in an inappropriate and unsympathetic addition that would have a detrimental impact on the character and appearance of the host building and the surrounding locality. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Mountain Ash West

20/0299/10 Decision Date: 01/10/2020

Proposal: Construction of 51 no. bedroom nursing home with access, landscaping and associated infrastructure (resubmission of application ref. 19/1049/10) (amended site location plan and Transport Statement received 17/08/20).

Location: LAND AT FORMER NIXONS SITE, OXFORD STREET, MOUNTAIN ASH, CF45 3HE

Reason: 1 The proposed development of a care home building of the scale, design and resulting overall mass proposed would not be appropriate in this location. It would result in an incongruous and dominant feature in the street scene, and an unacceptable detrimental impact upon the visual amenity of the immediate locality and more traditional character and appearance of the wider town centre. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.

Report for Development Control Planning Committee

Penrhiwceiber

19/1141/10 Decision Date: 08/09/2020

Proposal: Provide handrail around flat roof to create raised terrace.

Location: 6 GLASBROOK TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SY

Reason: 1 The development by virtue of its scale, design and elevated height results in an excessive form of development that has a significant detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the neighbouring properties. As such, the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Aberaman North

20/0819/10 Decision Date: 30/09/2020

Proposal: Detached garage with storage area above.

Location: 48 JUBILEE ROAD, GODREAMAN, ABERDARE, CF44 6ED

Reason: 1 The proposed garage arising from its design, scale and elevated nature would form an unsympathetic, overly excessive and inharmonious form of development that would subsequently harm the character and appearance of the surrounding locality. As such, the scheme is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed garage, arising from its elevated nature and excessive scale would represent an overbearing and incongruous feature to the detriment of existing levels of residential amenity currently enjoyed in the locality. As such, the proposal is contrary to policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Cymmer

20/0518/10 Decision Date: 02/10/2020

Proposal: Replace an unsafe wall with a new gabion basket wall, infilling of land (retrospective).

Location: LAND AT AEL-Y-BRYN, TREHAFOD, PONTYPRIDD, CF37 2PB

- Reason: 1** The application has not demonstrated that the gabion retaining wall has been acceptably constructed and may pose a risk to public safety. As such the development would not accord with policy AW 10 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 2** The application has not demonstrated that the material used for the infilling of the site is itself not contaminated, and may pose a risk to public safety. As such the development would not accord with policy AW 10 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** The gabion wall, arising from its height, scale, bulk and appearance, would appear as an incongruous and overbearing feature, and would consequently have an unacceptable effect on the character and appearance of the area. As such the development would not accord with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.
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Report for Development Control Planning Committee

Rhondda

20/0614/10

Decision Date: 18/09/2020

Proposal: Two-storey side extension and two-storey detached garage.

Location: MOUNT PLEASANT, LLANDRAW WOODS, MAESYCOED, PONTYPRIDD, CF37 1EX

- Reason: 1** By virtue of its scale, massing, design and elevated position, the proposed side/front extension would form a domineering, obtrusive and overbearing addition. The proposal would therefore serve to create a development that is out-of-keeping with the character and appearance of the host dwelling and detrimental to the visual amenity of the wider area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 2** The proposed outbuilding, by virtue of its scale, massing, design and prominent location, would create a structure in excess of and in clear competition with the form and scale of the host dwelling & a neighbouring property. This would result in a detrimental impact upon the character and appearance of the host dwelling and wider area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** The extensive first floor fenestrations proposed to the principal front (north eastern) facing elevation of the extension would compromise the current standards of privacy enjoyed by the neighbouring dwellings to the north, 'The Willows' and 'Hillside'. The perceived and real sense of overlooking created towards the dwellings and their private amenity areas would be excessive and unneighbourly, resulting in unacceptable harm to the residential amenity of these dwellings. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.
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Tonyrefail East

20/0814/10 Decision Date: 23/09/2020

Proposal: Functional special and essential needs agricultural dwelling for owner of Silver Cloud Alpacas (Re-submission of Application Ref: 19/1274/10).

Location: PANTYDDRAINAN FARM, LLANTRISANT ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

Reason: 1 The application does not fully meet the tests in paragraph 4.4.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010). The evidence submitted regard the financial test and other dwelling test is not considered robust enough to fully justify a new dwelling.

Reason: 2 The siting of the proposed dwelling would have a detrimental impact on the rural character of the area that is identified a Special Landscape Area. As such the development would be contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

Reason: 3 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 and intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

Llanharan

20/0705/13 Decision Date: 09/09/2020

Proposal: Demolition of an existing conservatory and the erection of a two storey detached dwelling including the creation of a new access to the public highway (Re-submission of 20/0067/13).

Location: FARMHOUSE, LANELAY FARM, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9LA

Reason: 1 An objection is raised on highways grounds for the following reasons:

The proposed development would jeopardise the future delivery of the proposed Ynysmaerdy to Talbot Green Relief Road.

The proposal would result in multiple vehicular access on to Ynysmaerdy to Talbot Green Relief Road to the detriment of highway safety of all highway users and free flow of traffic.

The proposal would result in acute angle access/egress and reversing movements on to Ynysmaerdy to Talbot Green Relief Road to the detriment of safety of all highway users and free flow of traffic.

The proposal would result in parking on Ynysmaerdy to Talbot Green Relief Road by residents, visitors, service and delivery vehicles to the detriment of safety of all highway users and free flow of traffic.

As such the proposal would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions - Refusals between:
Report for Development Control Planning Committee

04/09/2020 and 02/10/2020

Total Number of Delegated decisions is 12

APPEALS RECEIVED

APPLICATION NO: 19/0829
APPEAL REF: A/20/3259900
APPLICANT: Mr Ahmed
DEVELOPMENT: Conversion of a church to 8 apartments (amended parking scheme received 06/12/2019).
LOCATION: ENGLISH CALVARY BAPTIST CHURCH, CLIFF TERRACE, TREForest, PONTYPRIDD.
APPEAL RECEIVED: 23/09/2020
APPEAL START DATE: 02/10/2020

APPEAL DECISIONS RECEIVED

APPLICATION NO: 20/0302
APPEAL REF: A/20/3254370
APPLICANT: Mr P Morgan
DEVELOPMENT: Demolition of garages and construction of a domestic dwelling.
LOCATION: CEFN FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS
DECIDED: 15/05/2020
DECISION: Refused
APPEAL RECEIVED: 19/06/2020
APPEAL DECIDED: 11/09/2020
APPEAL DECISION: Dismissed

APPLICATION NO: 19/1156
APPEAL REF: D/20/3253005
APPLICANT: Mr K Gregory
DEVELOPMENT: Raised terrace to front of dwelling house
LOCATION: 27 DANYCOED, YSTRAD, PENTRE, CF41 7SL
DECIDED: 10/03/2020
DECISION: Refused
APPEAL RECEIVED: 23/05/2020
APPEAL DECIDED: 08/09/2020
APPEAL DECISION: Dismissed

APPLICATION NO: 20/0320
APPEAL REF: D/20/3255363
APPLICANT: Mr M Fletcher
DEVELOPMENT: Garage / workshop
LOCATION: BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN,
PONTYCLUN, CF72 9LH
DECIDED: 21/05/2020
DECISION: Refused
APPEAL RECEIVED: 03/07/2020
APPEAL DECIDED: 15/09/2020
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