



PLANNING & DEVELOPMENT COMMITTEE

19 NOVEMBER 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 26/10/2020 – 06/11/2020

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

19 NOVEMBER 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: 20/0137
APPEAL REF: A/20/3256267
APPLICANT: Mr M Powell
DEVELOPMENT: Proposed 4no new build, two bedroom apartments
(description amended 12/5/20).
LOCATION: 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD,
CF37 1BT
DECIDED: 09/06/2020
DECISION: Refused
APPEAL RECEIVED: 20/07/2020
APPEAL DECIDED: 27/10/2020
APPEAL DECISION: Dismissed

Report for Development Control Planning Committee

Rhigos

20/0778/10 Decision Date: 02/11/2020
Proposal: Proposed demolition and reconstruction of bungalow (Bat survey report received 28/09/2020).
Location: 11 HALT ROAD, RHIGOS, ABERDARE, CF44 9UN

Hirwaun

20/1081/10 Decision Date: 04/11/2020
Proposal: Single storey side and rear extension, conversion of garage to provide store, utility, w/c and kitchen.
Location: 80 CAE FELIN PARC, HIRWAUN, ABERDARE, CF44 9QQ

Penywaun

20/0935/10 Decision Date: 05/11/2020
Proposal: Proposed installation of an ATM within the shop front.
Location: 7-8 SHOPPING CENTRE, HEOL BRYN GWYN, PENYWAUN, ABERDARE, CF44 9HD

20/0936/01 Decision Date: 05/11/2020
Proposal: Advertisement consent for ATM signage.
Location: 7-8 SHOPPING CENTRE, HEOL BRYN GWYN, PENYWAUN, ABERDARE, CF44 9HD

Aberdare West/Llwydcoed

20/0849/10 Decision Date: 28/10/2020
Proposal: Proposed two storey side extension, sun room, garage and rear balcony (amended plans received 07/10/2020).
Location: 8 FERN CRESCENT, CWMDARE, ABERDARE, CF44 8YA

20/0989/19 Decision Date: 26/10/2020
Proposal: Removal of one Sycamore tree and one Ash tree.
Location: PLASMARL, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

Mountain Ash East

20/0982/12 Decision Date: 30/10/2020
Proposal: Minor internal amendments to meet minimum DDA requirements to include the installation of a platform lift and upgrading of WC facilities.
Location: MOUNTAIN ASH TOWN HALL, FFRWD CRESCENT, MOUNTAIN ASH, CF45 4AA

20/0983/10 Decision Date: 30/10/2020
Proposal: Minor internal amendments to meet minimum DDA requirements to include the installation of a platform lift and upgrading of WC facilities.
Location: MOUNTAIN ASH TOWN HALL, FFRWD CRESCENT, MOUNTAIN ASH, CF45 4AA

Report for Development Control Planning Committee

Mountain Ash West

20/0965/12

Decision Date: 05/11/2020

Proposal: Demolition of Annex complete and formation of new entrance approach ramp, entrance doors and erection of tensile canopy.

Location: DUFFRYN HOUSE WORKMENS CLUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

20/0966/10

Decision Date: 05/11/2020

Proposal: Demolition of Annex complete and formation of new entrance approach ramp, entrance doors and erection of tensile canopy

Location: DUFFRYN HOUSE WORKMENS CLUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

Ynysybwl

20/0998/10

Decision Date: 03/11/2020

Proposal: Single storey permanent building (9.2x9.2m) to provide facilities for Bwl MX motocross including toilets, office, storage and refreshments. The building will replace temporary containers currently on site.

Location: MYNACHDY FARM, MYNACHDY ROAD, PONTYPRIDD, CF37 3PP

Report for Development Control Planning Committee

Treherbert

20/0999/10 Decision Date: 30/10/2020
Proposal: Garage on vacant site of former garages.

Location: VACANT PLOT OF FORMER GARAGES TO THE REAR OF 31 AND 34 DUNRAVEN STREET,
TREHERBERT

Pentre

20/1052/10 Decision Date: 05/11/2020
Proposal: Conversion of the building to two residential flats, a new entrance to the first floor flat and alterations to the front and rear elevations.

Location: 36 LLEWELLYN STREET, PENTRE, CF41 7BW

Ystrad

20/0545/10 Decision Date: 27/10/2020
Proposal: Two-storey rear extension.

Location: 120 TYNTYLA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SN

Penygraig

20/0412/10 Decision Date: 27/10/2020
Proposal: Proposed garage.

Location: 32 VICARAGE ROAD, PENYGRAIG, TONYPANDY, CF40 1HR

20/0955/01 Decision Date: 28/10/2020
Proposal: Replacement fascia sign

Location: 11 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RB

Cymmer

20/0944/10 Decision Date: 05/11/2020
Proposal: Conversion of roof space with rear dormer.

Location: 10 MORGAN TERRACE, PORTH, CF39 9LR

Town (Pontypridd)

20/0996/09 Decision Date: 27/10/2020
Proposal: Certificate of lawful development for a proposed wrap around single storey extension.

Location: 39 TYFICA ROAD, PONTYPRIDD, CF37 2DB

Report for Development Control Planning Committee

Trallwn

- 20/0870/10** Decision Date: 27/10/2020
Proposal: Removal of existing boundary wooden fence. Erection of boundary wall with wooden panels.
Location: 8 BAKERS WHARF, PONTYPRIDD, CF37 4PQ
-

Rhondda

- 20/0550/10** Decision Date: 05/11/2020
Proposal: Creation of a separate unit of residential accommodation.
Location: TROEDRHIWTRWYN FARM, TROEDRHIW TRWYN, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2SE
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- 20/0551/12** Decision Date: 05/11/2020
Proposal: Creation of a separate unit of residential accommodation. Works that would affect the special architectural and historic importance of the listed building. (application for Listed Building Consent).
Location: TROEDRHIWTRWYN FARM, TROEDRHIW TRWYN, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2SE
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Rhydyfelin Central

- 20/0779/10** Decision Date: 27/10/2020
Proposal: Single storey rear kitchen extension.
Location: 30 MORIEN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5PS
-

- 20/0948/16** Decision Date: 04/11/2020
Proposal: Reserved matters for single dwelling (access, appearance, landscaping, layout and scale) (Previous app 19/0066/13)
Location: 3 DAN-YR-ALLT CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5EF
-

Ffynon Taf

- 20/1006/10** Decision Date: 28/10/2020
Proposal: Demolition of shed, erection of timber balcony/staircase, alterations to fenestration.
Location: 60 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PQ
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Llantwit Fardre

- 20/0957/10** Decision Date: 04/11/2020
Proposal: Proposed first floor and two storey extension.
Location: STATION COTTAGE, 2 NEWTOWN INDUSTRIAL ESTATE, LLANILLTUD FAERDREF, PONTYPRIDD, CF38 2EF
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Report for Development Control Planning Committee

Church Village

20/0748/10 Decision Date: 27/10/2020

Proposal: Single storey rear extension.

Location: 139 DYFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1QB

Tonteg

20/0917/01 Decision Date: 27/10/2020

Proposal: Replacement Nissan Corporate signage, internally illuminated fascia signage, pylon signage.

Location: GRIFFIN MILL NISSAN, UNIT 7 TREFOREST INDUSTRIAL ESTATE, TONTEG ROAD, PONTYPRIDD, CF37 5YH

Tonyrefail West

20/0905/09 Decision Date: 02/11/2020

Proposal: Convert garage to a bedroom.

Location: 43 RHYS STREET, EDMONDSTOWN, TONYPANDY, CF40 1NS

Pontyclun

20/0920/10 Decision Date: 29/10/2020

Proposal: Replacement of existing balcony (3000mm x 300mm) with new balcony (3750mm x 1250mm) incorporating spiral staircase to ground level in rear garden.

Location: 19 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

20/0923/10 Decision Date: 30/10/2020

Proposal: Part single, part two-storey rear extension and alterations/additions to existing fenestrations

Location: 46 DOL Y LLAN, MISKIN, PONTYCLUN, CF72 8RY

20/0954/09 Decision Date: 02/11/2020

Proposal: Replacing existing conservatory with a single storey extension.

Location: 22 SOVEREIGN GARDENS, MISKIN, PONTYCLUN, CF72 8SZ

20/0985/01 Decision Date: 05/11/2020

Proposal: New signage scheme for podiatrist clinic.

Location: LADBROKES PLC, 8 COWBRIDGE ROAD, PONTYCLUN, CF72 9ED

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

26/10/2020 and 06/11/2020

Report for Development Control Planning Committee

Llanharry

20/0931/10 Decision Date: 02/11/2020

Proposal: Ground floor side extension.

Location: BELLE VUE, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD

20/0958/10 Decision Date: 03/11/2020

Proposal: Single storey extension to rear, canopy to front, internal works (Re-submission of planning application 20/0624/10).

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

Llanharan

20/1070/10 Decision Date: 30/10/2020

Proposal: Single storey extension, increase in height of rear boundary fence

Location: 155 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TX

Total Number of Delegated decisions is 35

Abercynon

20/0754/15 Decision Date: 28/10/2020

Proposal: Variation of Condition 6 of Planning Application Ref: 19/0405/10 - To allow for delivery service of hot food.

Location: 19 YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SY

Reason: 1 REASON: The variation of Condition 6 of 19/0405/10 to allow for the provision of a delivery service from the approved café business would increase activity which would not be limited by the size of the café as would the sit down element. As such, the living conditions of nearby residents would not be safeguarded and the proposal would therefore be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Cwm Clydach

20/0979/10 Decision Date: 05/11/2020

Proposal: Balcony to front elevation with stainless steel and glass.

Location: 1 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP

Reason: 1 The development would introduce an unsympathetic addition as a result of its scale, design, elevated height and siting to the principle elevation, which would detract from the character and appearance of the existing dwelling and wider street scene. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development, as a result of its scale, design and elevated height would have a detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the immediate neighbouring properties arising from direct overlooking and loss of privacy. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

26/10/2020 and 06/11/2020

Report for Development Control Planning Committee

Penygraig

20/0717/13

Decision Date: 04/11/2020

Proposal: Three bedroom dormer bungalow.

Location: LAND REAR OF NO'S 11 TO 14 CORNWALL ROAD, WILLIAMSTOWN, TONYPANDY, CF40 1PR

Reason: 1 The proposed development is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason;

The means of access serving the development is sub-standard and its use to serve residential development would result in the creation of hazards to the detriment of highway safety and the free flow of traffic.

Total Number of Delegated decisions is 3