



PLANNING & DEVELOPMENT COMMITTEE

21 JANUARY 2021

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 21/12/2020 – 08/01/2021

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

21 JANUARY 2021

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

APPEALS RECEIVED

APPLICATION NO: 20/0979
APPEAL REF: D/20/3264273
APPLICANT: Mrs J Ryan
DEVELOPMENT: Balcony to front elevation with stainless steel and glass.
LOCATION: 1 HOWARD STREET, CLYDACH, TONYPANDY, CF40
2BP
APPEAL RECEIVED: 01/12/2020
APPEAL START 05/01/2021
DATE:

APPLICATION NO: 20/1058
APPEAL REF: D/20/3264267
APPLICANT: Mr N Saunders
DEVELOPMENT: Demolition of single storey extension, construction of double
storey extension (part retrospective).
scheme received 06/12/2019).
LOCATION: 9 ST JOHN'S STREET, GLYNFACH, PORTH, CF39 9LA
APPEAL RECEIVED: 01/12/2020
APPEAL START 05/01/2021
DATE:

APPEAL DECISIONS 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.
DECIDED: 15/05/2020
DECISION: Refused
APPEAL RECEIVED: 23/09/2020
APPEAL DECIDED: 06/01/2021
APPEAL DECISION: Dismissed

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

21/12/2020 and 08/01/2021

Report for Development Control Planning Committee

Rhigos

20/1325/10 Decision Date: 07/01/2021
Proposal: Two storey rear extension to existing dwelling.
Location: 25 HEOL-Y-GRAIG, RHIGOS, ABERDARE, CF44 9YY

Ynysybwll

20/1226/10 Decision Date: 21/12/2020
Proposal: Demolition of existing single storey out-building and construction of new single storey rear extension.
Location: HIGH VIEW, NEW ROAD, YNYSYBWL, PONTYPRIDD, CF37 3ER

Aberaman North

20/0846/10 Decision Date: 05/01/2021
Proposal: First storey front extension.
Location: 10 HILLBROOK CLOSE, ABERAMAN, ABERDARE, CF44 6YL

20/1257/15 Decision Date: 21/12/2020
Proposal: Variation of condition 2 of previously approved planning application 20/0249/10 to allow for the length of the extension to be extended by a further 650mm.
Location: 8 PLEASANT VIEW STREET, GODREAMAN, ABERDARE, CF44 6ED

20/1339/10 Decision Date: 08/01/2021
Proposal: Single storey rear extension.
Location: 4 KILN STREET, ABERAMAN, ABERDARE, CF44 6YW

Aberaman South

20/0899/10 Decision Date: 05/01/2021
Proposal: Detached Dwelling.
Location: PLOT 2, FOUNDRY VIEW, GODREAMAN, ABERDARE CF44 6DW

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

21/12/2020 and 08/01/2021

Report for Development Control Planning Committee

Treherbert

20/1256/10 Decision Date: 05/01/2021
Proposal: Single storey rear extension.
Location: 3 ST MARY'S CLOSE, TREHERBERT, TREORCHY, CF42 5RL

Porth

20/1286/09 Decision Date: 07/01/2021
Proposal: Residential care home for up to 2 children (Lawful Development Certificate).
Location: 8 NYTHBRAN TERRACE, PORTH, CF39 9TW

Town (Pontypridd)

20/1186/01 Decision Date: 05/01/2021
Proposal: Illuminated shop sign.
Location: KOOKOO MADAME 67 TAFF STREET, PONTYPRIDD, CF37 4TD

20/1233/10 Decision Date: 07/01/2021
Proposal: Installation of external condensing units located to the rear of the shop.
Location: 77 TAFF STREET, PONTYPRIDD, CF37 4SU

20/1247/10 Decision Date: 05/01/2021
Proposal: Raised decking and boundary fence (Retrospective).
Location: 41 PARK PROSPECT, PONTYPRIDD, CF37 2HF

20/1267/10 Decision Date: 07/01/2021
Proposal: Construction of flat roof side extension and modification of windows/doors on rear of the house.
Location: 10 TYFICA CRESCENT, PONTYPRIDD, CF37 2BU

Treforest

20/1140/01 Decision Date: 22/12/2020
Proposal: Replacement Signage Scheme.
Location: LIGHTS ON BROADWAY AND DOMINO'S PIZZA, BROADWAY, TREFOREST, PONTYPRIDD, CF37 1DB

20/1259/10 Decision Date: 07/01/2021
Proposal: Extension and internal alterations to existing veterinary clinic.
Location: TREFOREST VETERINARY CLINIC, 16 RIVER STREET, TREFOREST, PONTYPRIDD, CF37 1TD

Report for Development Control Planning Committee

Ffynon Taf

20/1244/09 Decision Date: 05/01/2021

Proposal: Single storey rear extension.

Location: 13 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA

20/1279/10 Decision Date: 22/12/2020

Proposal: Demolition of existing single storey rear extension and construction of new two storey rear extension.

Location: 37 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RD

Llantwit Fardre

20/0276/10 Decision Date: 08/01/2021

Proposal: Replacement Dwelling.

Location: OAKDALE, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NB

20/1311/10 Decision Date: 21/12/2020

Proposal: Replacement porch.

Location: 147 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AA

Tonteg

20/0711/10 Decision Date: 05/01/2021

Proposal: Increase the existing side extension to become 2-storeys by building over (revised plans received 29th October 2020).

Location: 20 OAKFIELD CRESCENT, TONTEG, PONTYPRIDD, CF38 1NG

20/1382/10 Decision Date: 07/01/2021

Proposal: Single storey side extension.

Location: THE POPLARS, SALEM LANE, CHURCH VILLAGE, PONTYPRIDD, CF38 1PT

Tonyrefail West

20/0397/10 Decision Date: 08/01/2021

Proposal: Timber log cabin dwelling for succession agricultural worker (Revised site location and layout plans, repositioning proposed dwelling, received 22/5/20).

Location: PENRHIWFER FARM, PLEASANT VIEW, PENRHIW-FER, TONYPANDY, CF40 1SE

20/1274/10 Decision Date: 06/01/2021

Proposal: Single storey rear extension.

Location: 24 OAKDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RS

Report for Development Control Planning Committee

Tonyrefail East

20/1327/10

Decision Date: 08/01/2021

Proposal: Raise the level of the garden to create a base for a wooden 6m by 4m summer house.

Location: 26 THE MEADOWS, COEDEL, TONYREFAIL, PORTH, CF39 8BS

Town (Llantrisant)

20/1281/10

Decision Date: 06/01/2021

Proposal: Conversion of integral garage.

Location: 17 TAN-YR-ALLT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8PY

Llanharry

20/1249/10

Decision Date: 04/01/2021

Proposal: Two-storey rear extension and front porch.

Location: 23 TYLACOCK, LLANHARRY, PONTYCLUN, CF72 9LR

Llanharan

20/1241/09

Decision Date: 08/01/2021

Proposal: Ground floor rear extension.

Location: 8 TERRY'S WAY, LLANHARAN, PONTYCLUN, CF72 9UJ

Total Number of Delegated decisions is 26

Mountain Ash East

20/0978/10

Decision Date: 05/01/2021

Proposal: Demolition of existing double garage and construction of new double garage in its place

Location: 2 WOODSIDE BUNGALOWS, JOHN STREET, MOUNTAIN ASH, CF45 4HN

Reason: 1 The scale and height of the proposed garage is excessive and does not reflect or harmonise with the existing bungalow and its surrounding residential setting, resulting in a structure that would dominate rather than complement the application site and that would fail to be a sympathetic and subservient addition, poorly relating to the character and appearance of both the application site and its immediate surroundings, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The proposed structure would result in a significant detrimental impact to the amenity and privacy standards currently enjoyed by occupiers of the adjacent properties by virtue of overbearing impact and a direct loss of privacy, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The application site is served off a network of sub-standard streets which lack in continuous pedestrian links, sub-standard visibility at the junctions, sub-standard junction radii, lack of positive surface water drainage, are un-metalled and lacking street lighting. No information has been provided to evidence that the proposed development would not result in a detrimental impact upon pedestrian and highway safety in the vicinity of the site in these respects, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Furthermore, there is a lack of information with regards the impact of the proposal on the existing dwelling's off-street car parking provision, and in respect of the proposed use of the new garage structure. As such insufficient information has been provided to undertake a full assessment of the scheme in respect of its potential impacts upon pedestrian and highway safety in the vicinity of the site, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Rhondda

20/1269/10

Decision Date: 06/01/2021

Proposal: Two storey side extension with alterations.

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.

Ffynon Taf

20/0032/10

Decision Date: 22/12/2020

Proposal: Change of use of former Dental Laboratory (B1) to Single Dwelling (C3) and associated works

Location: REAR OF 55 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RD

Reason: 1 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. Intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would generate additional on-street parking demand to the detriment of safety of all highway users and free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Pontyclun

20/0826/10

Decision Date: 23/12/2020

Proposal: Alteration and extension to existing dwelling and change of use of the detached stables to create four dwellings.

Location: GELLI WEN FARM, PENDOYLAN ROAD, MISKIN, PONTYCLUN, CF72 8NF

Reason: 1 By virtue of the following, the proposed development is considered unacceptable:

1. The means of access to the development is severely sub-standard in terms of horizontal geometry, forward vision, junction vision splays, provision of segregated pedestrian footway facilities, passing bays, street lighting, highway drainage and structural integrity, and intensification of its use will result in further detriment to highway safety and the free flow of traffic.
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 and National Sustainable Placemaking Outcomes set out in Planning Policy Wales Edition 10.
3. The proposed extension to the eastern side of the property would be detrimental to the outlook and amenity of neighbouring residents.
4. The layout of the development and its disproportionate scale and massing would not be appropriate to the local context, and therefore detrimental to the character and appearance of the site and surrounding area.

Therefore, the proposed development would not comply with Policies CS2, AW2, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

20/1201/10

Decision Date: 04/01/2021

Proposal: Detached, two-storey double garage.

Location: THE LAURELS, COWBRIDGE ROAD, TALYGARN, PONTYCLUN, CF72 9JT

Reason: 1 The proposed two-storey garage would introduce an unduly large, modern element within a historic setting. The proposal is considered to be poorly related and visually incongruous to the special character and appearance of the Talygarn Conservation Area and Historic Park and Garden and would have a detrimental effect in this regard. The proposed development is therefore contrary to Policies AW5, AW6, AW7 & SSA23.2 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.
