

**PLANNING & DEVELOPMENT COMMITTEE**

**20 MAY 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 19/04/2021 – 07/05/2021

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**

**20 MAY 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:** 21/0163  
**APPEAL REF:** D/21/3273607  
**APPLICANT:** Mr I Hopkins  
**DEVELOPMENT:** Remove duo pitched roof to rear and create a flat roof dormer extension.  
**LOCATION:** MURRAYS TAXIS, 57 NORTH ROAD, PORTH, CF39 9SG  
**APPEAL RECEIVED:** 22/04/2021  
**APPEAL START DATE:** 26/04/2021

---

**APPLICATION NO:** 20/0066  
**APPEAL REF:** A/21/3272817  
**APPLICANT:** Mr A Noor  
**DEVELOPMENT:** Reduce level of car park and build extension to restaurant at first floor level with parking below and provide access stairs and lift.  
**LOCATION:** BOMBAY BLUE, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7SS  
**APPEAL RECEIVED:** 09/04/2021  
**APPEAL START DATE:** 21/04/2021

---

## APPEAL DECISIONS RECEIVED

**APPLICATION NO:** 18/0880  
**APPEAL REF:** E/21/3266378  
**APPLICANT:** Mr R Higgitt  
**DEVELOPMENT:** Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works (Amended description received 03/10/2016) (Listed Building Consent). (Amended Heritage Impact Assessment Received 12/07/2019)  
**LOCATION:** 1 FOTHERGILL STREET, TREFOREST, PONTYPRIDD, CF37 1SG  
**DECIDED:** 25/09/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 20/01/2021  
**APPEAL DECIDED:** 26/04/2021  
**APPEAL DECISION:** Dismissed

**APPLICATION NO:** 18/0886  
**APPEAL REF:** A/21/3266376  
**APPLICANT:** Mr R Higgitt  
**DEVELOPMENT:** Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works.  
**LOCATION:** 1 FOTHERGILL STREET, TREFOREST, PONTYPRIDD, CF37 1SG  
**DECIDED:** 25/09/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 20/01/2021  
**APPEAL DECIDED:** 26/04/2021  
**APPEAL DECISION:** Dismissed

---

**APPLICATION NO:** 20/0647  
**APPEAL REF:** A/20/3265324  
**APPLICANT:** Mr K Penrose  
**DEVELOPMENT:** Proposed two storey, two bed detached dwelling.  
**LOCATION:** LAND ADJ. 8 OFFICE ROW, PENRHIW-FER, TONYPANDY, CF40 1SQ  
**DECIDED:** 03/09/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 29/01/2021  
**APPEAL DECIDED:** 07/05/2021  
**APPEAL DECISION:** Dismissed

---

**APPLICATION NO:** 20/1029  
**APPEAL REF:** A/21/3267314  
**APPLICANT:** Mr J Cowell  
**DEVELOPMENT:** Change of use of out-house to a dog-grooming facility (Re-submission of 20/0588/10).  
**LOCATION:** 3 DUFFRYN TERRACE, TONYREFAIL, PORTH, CF39 8HB  
**DECIDED:** 20/11/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 22/01/2021  
**APPEAL DECIDED:** 30/04/2021  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 20/1065  
**APPEAL REF:** X/20/3264522  
**APPLICANT:** Mrs C Evans  
**DEVELOPMENT:** Mobile lodge  
**LOCATION:** LAND ADJACENT, TALYFAN ROAD, LLANHARAN,  
PONTYCLUN  
**DECIDED:** 10/12/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 09/02/2021  
**APPEAL DECIDED:** 06/05/2021  
**APPEAL DECISION:** Dismissed

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

**19/04/2021 and 07/05/2021**

**Report for Development Control Planning Committee**

---

**Rhigos**

**21/0104/10** Decision Date: 29/04/2021  
**Proposal:** Replace 52 diesel generators with new low carbon battery technology within existing compound.  
**Location:** HIRWAUN STOR GENERATION, MAIN AVENUE, HIRWAUN

---

**21/0240/15** Decision Date: 19/04/2021  
**Proposal:** Removal of conditions 4, 5 & 6 (contamination) of previously approved planning application 20/0778/10.  
**Location:** 11 HALT ROAD, RHIGOS, ABERDARE, CF44 9UN

---

**21/0272/10** Decision Date: 28/04/2021  
**Proposal:** Single storey rear extension for a granny annexe  
**Location:** 1 POLICE HOUSES, HEOL-Y-GRAIG, RHIGOS, ABERDARE, CF44 9YU

---

**21/0279/10** Decision Date: 20/04/2021  
**Proposal:** Change of use to include refurbishment and extension of two steel-framed buildings  
**Location:** TOWER NO 4 COLLIERY, RHIGOS MOUNTAIN ROAD, RHIGOS, ABERDARE, CF44 9UF

---

**21/0376/10** Decision Date: 05/05/2021  
**Proposal:** Change of use of land for erection of a structure for use by coaster karts, alterations to existing lamp room, above ground land reprofiling, creation of vehicular access and closure of existing vehicular access.  
**Location:** LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY SITE, RHIGOS ROAD, HIRWAUN, ABERDARE

---

**Penywaun**

**21/0326/10** Decision Date: 04/05/2021  
**Proposal:** Two storey extension.  
**Location:** 41 LAWRENCE AVENUE, PEN-Y-WAUN, ABERDARE, CF44 9EW

---

**Aberdare West/Llwydcoed**

**21/0270/09** Decision Date: 30/04/2021  
**Proposal:** Single storey rear extension.  
**Location:** HIGHCROFT, 8 GLASFRYN, CWMDARE, ABERDARE, CF44 8SB

---

**21/0290/10** Decision Date: 06/05/2021  
**Proposal:** Double storey extension.  
**Location:** 36 TRE-IFOR, LLWYDCOED, ABERDARE, CF44 0YH

---

**21/0356/09** Decision Date: 06/05/2021  
**Proposal:** Certificate of lawful development for a proposed single storey rear extension.  
**Location:** 44 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ

---

**Report for Development Control Planning Committee**

---

**Aberdare East**

**21/0074/13** Decision Date: 22/04/2021  
**Proposal:** Proposed two storey detached dwelling with off road parking and garage (Outline application).  
**Location:** LAND ADJACENT TO THE BIRCHES, ABERNANT ROAD, ABER-NANT, ABERDARE, CF44 0YS

---

**21/0321/10** Decision Date: 28/04/2021  
**Proposal:** Two storey and single storey rear extensions.  
**Location:** 35 GOSPEL HALL TERRACE, GADLYS, ABERDARE, CF44 8DW

---

**Cwmbach**

**20/0188/10** Decision Date: 26/04/2021  
**Proposal:** Change of use from B8 (storage unit) to D2 (gymnastics facility).  
**Location:** 6 CANAL ROAD, CWMBACH, ABERDARE, CF44 0AG

---

**21/0275/10** Decision Date: 28/04/2021  
**Proposal:** Removal of existing grocery collections canopy, construction of new home shopping pod for ambient and chilled orders. Construction of home shopping van loading canopy and grocery collections canopy.  
**Location:** ASDA STORES LTD, FFORDD TIRWAUN, CWM-BACH, ABERDARE, CF44 0AH

---

**21/0318/23** Decision Date: 26/04/2021  
**Proposal:** Prior approval for alteration of Cwmbach Road Bridge.  
**Location:** CWMBACH ROAD BRIDGE , ABERAMAN, ABERDARE

---

**21/0329/01** Decision Date: 28/04/2021  
**Proposal:** Advertisement consent - fascia signage for grocery collection pod.  
**Location:** ASDA STORES LTD, FFORDD TIRWAUN, CWM-BACH, ABERDARE, CF44 0AH

---

**21/0362/10** Decision Date: 06/05/2021  
**Proposal:** Proposed off road car parking area.  
**Location:** 53 BRO DEG, CWM-BACH, ABERDARE, CF44 0HB

---

**Mountain Ash East**

**21/0333/10** Decision Date: 29/04/2021  
**Proposal:** Proposed vehicular crossover to facilitate off-street car parking.  
**Location:** 16 THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DT

---

**21/0352/23** Decision Date: 30/04/2021  
**Proposal:** Prior approval for alterations to bridge parapets.  
**Location:** MOUNTAIN ASH ROAD BRIDGE

---

**Report for Development Control Planning Committee**

---

**Mountain Ash West**

**21/0334/10** Decision Date: 04/05/2021  
**Proposal:** Two storey extension and single storey extension.  
**Location:** SWN YR AWEL, 3 GLENBROOK, MOUNTAIN ASH, CF45 3DH

---

**Penrhiwceiber**

**21/0350/10** Decision Date: 30/04/2021  
**Proposal:** Single storey extension.  
**Location:** 19 YORK STREET, MOUNTAIN ASH, CF45 3BG

---

**Abercynon**

**21/0303/10** Decision Date: 07/05/2021  
**Proposal:** Proposed first floor rear extension.  
**Location:** 23 MARTINS TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4SB

---

**21/0317/23** Decision Date: 26/04/2021  
**Proposal:** Prior approval for alteration of Park Road access footbridge.  
**Location:** PARK ROAD ACCESS FOOTBRIDGE , PARK ROAD, ABERCYNON

---

**Ynysybwll**

**21/0351/19** Decision Date: 06/05/2021  
**Proposal:** Reduction works to Oak Tree.  
**Location:** 17 HEOL PEN-Y-FOEL, YNYS-Y-BWL, PONTYPRIDD, CF37 3DJ

---

**21/0370/10** Decision Date: 26/04/2021  
**Proposal:** Rear dormer extension.  
**Location:** 4 NANT-Y-MYNYDD, YNYS-Y-BWL, PONTYPRIDD, CF37 3JH

---

**Aberaman North**

**21/0429/10** Decision Date: 06/05/2021  
**Proposal:** Roller shutter door at rear of garden/lane (retrospective).  
**Location:** 16 GLADSTONE STREET, ABERAMAN, ABERDAR, CF44 6SB

---

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

**19/04/2021 and 07/05/2021**

**Report for Development Control Planning Committee**

---

**Aberaman South**

**21/0316/23** Decision Date: 26/04/2021  
**Proposal:** Prior approval for alterations to Old Colliery Overbridge.  
**Location:** OLD COLLIERY OVERBRIDGE, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDAR

---

**Treorchy**

**21/0230/10** Decision Date: 27/04/2021  
**Proposal:** Construction of detached garage and shed.  
**Location:** 2 TYLACOCK PLACE, TREORCHY, CF42 6DH

---

**21/0313/10** Decision Date: 28/04/2021  
**Proposal:** Hard-standing to front.  
**Location:** 32 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

---

**21/0328/10** Decision Date: 23/04/2021  
**Proposal:** Conversion of shop to flat  
**Location:** GLYNS NEWSAGENT, 211 PARK ROAD, CWM-PARC, TREORCHY, CF42 6LD

---

**Pentre**

**21/0210/10** Decision Date: 22/04/2021  
**Proposal:** Proposed construction of 2 bedroomed house.  
**Location:** ZION BAPTIST CHAPEL, PLEASANT VIEW, PENTRE

---

**Ystrad**

**21/0216/10** Decision Date: 20/04/2021  
**Proposal:** Two storey rear extension.  
**Location:** 10 TAFF STREET, GELLI, PENTRE, CF41 7TZ

---

**Llwynypia**

**21/0201/10** Decision Date: 21/04/2021  
**Proposal:** Retrospective garden shed and decking.  
**Location:** 4 CAMBRIAN TERRACE, LLWYNYPIA, TONYPANDY, CF40 2HN

---

**Report for Development Control Planning Committee**

---

**Tonypandy**

**21/0357/10** Decision Date: 04/05/2021  
**Proposal:** Single storey rear extension.  
**Location:** 141 PRIMROSE STREET, TONYPANDY, CF40 1BN

---

**21/0446/10** Decision Date: 07/05/2021  
**Proposal:** Demolition of existing garage and construction of new single garage.  
**Location:** 93 CHARLES STREET, TONYPANDY, CF40 2AP

---

**21/5044/41** Decision Date: 04/05/2021  
**Proposal:** PRE APP ADVICE  
**Location:** LLWYNPIA ROAD, TONYPANDY

---

**Penygraig**

**21/0211/10** Decision Date: 30/04/2021  
**Proposal:** Rear balcony to first floor.  
**Location:** 9 SIMON TERRACE, WILLIAMSTOWN, TONYPANDY, CF40 1NJ

---

**21/0338/10** Decision Date: 30/04/2021  
**Proposal:** Three storey rear extension  
**Location:** 61 MIKADO STREET, PENYGRAIG, TONYPANDY, CF40 1EH

---

**Porth**

**21/0056/10** Decision Date: 19/04/2021  
**Proposal:** Two-storey side extension.  
**Location:** 17 CAEMAWR GARDENS, PORTH, CF39 9DB

---

**Cymmer**

**21/0344/10** Decision Date: 27/04/2021  
**Proposal:** Two storey side extension.  
**Location:** 1 TREM-Y-GLYN, TREBANOG, PORTH, CF39 9AJ

---

**Ynysir**

**21/0325/10** Decision Date: 06/05/2021  
**Proposal:** Terrace for access to rear garden (amendments received 05/05/2021)  
**Location:** 40 HEATH TERRACE, YNYS-HIR, PORTH, CF39 0HS

---

**Report for Development Control Planning Committee**

---

**Tylorstown**

**20/1376/10** Decision Date: 22/04/2021  
**Proposal:** First floor rear extension (as amended 21/04)  
**Location:** 70 MADELINE STREET, PONTYGWAITH, FERNDALE, CF43 3LT

---

**21/0250/10** Decision Date: 28/04/2021  
**Proposal:** Construction of 2no. two storey three bedroom semi-detached dwellings.  
**Location:** LAND ADJACENT TO 49 GWERNLLWYN TERRACE, TYLORSTOWN, FERNDALE, CF43 3DP

---

**21/0282/10** Decision Date: 23/04/2021  
**Proposal:** Two storey extension.  
**Location:** 38 MARGARET STREET, PONT-Y-GWAITH, FERNDALE, CF43 3EH

---

**Glyncoch**

**21/0197/10** Decision Date: 21/04/2021  
**Proposal:** Single storey extension.  
**Location:** 158 GARTH AVENUE, GLYN-COCH, PONTYPRIDD, CF37 3AD

---

**21/0319/23** Decision Date: 26/04/2021  
**Proposal:** Prior approval for alteration of Berwedd-Dy Overbridge.  
**Location:** BERWEDD-DY OVERBRIDGE, PONTYPRIDD

---

**Rhondda**

**21/0265/10** Decision Date: 22/04/2021  
**Proposal:** Single storey rear extension.  
**Location:** 2 BETHEL STREET, MAES-Y-COED, PONTYPRIDD, CF37 1ED

---

**Treforest**

**21/0288/23** Decision Date: 21/04/2021  
**Proposal:** Prior approval for the construction of a new footbridge and ancillary works.  
**Location:** LAND AT TREFOREST RAILWAY STATION, PARK STREET, TREFOREST, PONTYPRIDD, CF37 1SL

---

**Report for Development Control Planning Committee**

---

**Rhydyfelin Central**

**20/1139/10** Decision Date: 27/04/2021  
**Proposal:** Change of Use of Hall and Garage to a Café, Dog Day Care and Compacting and Refactoring Gin Distillery  
**Location:** THE COACH WORKS CENTRE UNIT 1, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

---

**21/0255/10** Decision Date: 28/04/2021  
**Proposal:** Front porch.  
**Location:** SGUBOR GARREG FARM, BRYNTAIL ROAD, GLYN-TAFF, PONTYPRIDD, CF37 5LJ

---

**21/0320/10** Decision Date: 05/05/2021  
**Proposal:** Single storey extension.  
**Location:** 5 GWAUN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5PU

---

**Hawthorn**

**21/0310/10** Decision Date: 27/04/2021  
**Proposal:** Demolish existing single storey annexe to rear and construct two storey duo-pitch extension with adjoining single storey flat roof extension.  
**Location:** 14 GLYN-DWR AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PD

---

**Ffynon Taf**

**20/1428/10** Decision Date: 19/04/2021  
**Proposal:** Two storey side extension (Amended plans received 16/03/2021).  
**Location:** 145 RHIW'R DDAR, TAFFS WELL, CARDIFF, CF15 7PD

---

**21/0343/23** Decision Date: 04/05/2021  
**Proposal:** Prior approval for platform extension.  
**Location:** TAFFS WELL RAILWAY STATION, CARDIFF ROAD, TAFF'S WELL, CARDIFF, CF15 7PE

---

**Llantwit Fardre**

**21/0260/10** Decision Date: 22/04/2021  
**Proposal:** Demolition of existing extension and construction of new two storey extension.  
**Location:** CWM COTTAGE, HEOL FFRWD PHILIP, EFAIL ISAF, CF38 1AT

---

**Church Village**

**21/0404/10** Decision Date: 22/04/2021  
**Proposal:** Side extension/ garage conversion.  
**Location:** 21 LON Y CADNO, CHURCH VILLAGE, PONTYPRIDD, CF38 2BQ

---

**Report for Development Control Planning Committee**

---

**Tonteg**

**20/0454/10** Decision Date: 22/04/2021  
**Proposal:** Convert stable to a 2 bedroom dwelling.  
**Location:** CAE'R ODYN FILWR, TONTEG ROAD, TONTEG, CF38 1SS

---

**21/0341/10** Decision Date: 30/04/2021  
**Proposal:** Single storey extension and creation of additional off-street parking.  
**Location:** 18 RUTHIN WAY, TONTEG, PONTYPRIDD, CF38 1TF

---

**Tonyrefail West**

**21/0113/09** Decision Date: 19/04/2021  
**Proposal:** Lawful Development Certificate for existing use of land for parking of vehicles.  
**Location:** FORMER SITE OF 72- 83 EDMONDSTOWN ROAD, TREBANOG, PORTH, CF40 1NW

---

**21/0161/09** Decision Date: 30/04/2021  
**Proposal:** Extend conservatory with a small extension, alter the conservatory by building up the walls and replacing the roof construction.  
**Location:** 60 MOUNTAIN VIEW, TONYREFAIL, PORTH, CF39 8JH

---

**Beddau**

**21/0149/10** Decision Date: 26/04/2021  
**Proposal:** Extraction flue.  
**Location:** TOASTY CAFE, 2 THE SQUARE, BEDDAU, PONTYPRIDD, CF38 2AD

---

**Town (Llantrisant)**

**21/0226/10** Decision Date: 19/04/2021  
**Proposal:** Single storey rear extension.  
**Location:** 33 CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DG

---

**Llanharry**

**21/0360/10** Decision Date: 05/05/2021  
**Proposal:** First floor side extension & single storey rear extension.  
**Location:** 10 STRYD SILURIAN, LLANHARRY, PONTYCLUN, CF72 9GB

---

**21/0422/10** Decision Date: 30/04/2021  
**Proposal:** Formation of a 50m x 30m outdoor horse riding arena for private use.  
**Location:** TRECASTELL FARM, ROAD TO TRECASTELL FARM, LLANHARRY, PONTYCLUN, CF72 9LY

---

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

**19/04/2021 and 07/05/2021**

**Report for Development Control Planning Committee**

---

**Llanharan**

**21/0227/10** Decision Date: 21/04/2021

**Proposal:** First floor rear extension.

**Location:** 20 ARGOED AVENUE, LLANHARAN, PONTYCLUN, CF72 9PJ

---

**Brynna**

**21/0277/10** Decision Date: 29/04/2021

**Proposal:** Single storey rear extension.

**Location:** 16 RED ROOFS CLOSE, PENCOED, BRIDGEND, CF35 6PL

---

**21/0348/09** Decision Date: 29/04/2021

**Proposal:** Temporary warehouse shelter.

**Location:** ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ

---

Total Number of Delegated decisions is 66

Aberdare East

21/0135/13

Decision Date: 30/04/2021

**Proposal:** Proposed detached dormer bungalow (Outline planning permission).

**Location:** LAND ADJACENT WERFA LODGE, WERFA LANE, ABERNANT, CF44 0YS

**Reason: 1** The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

Werfa Lane leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement, visibility with the junction of Abernant Road / Werfa Lane, sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, street lighting, no formal turning area, surfacing and structural integrity to serve the increase in vehicular and pedestrian traffic generated by the proposed development.

The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access lane cannot be improved to provide a safe and satisfactory access.

In the absence of adequate pedestrian connectivity that relates to adjacent residential development, the proposed development would be contrary to national advice and policy on transport in terms of sustainable development and reliance on private cars as primary modes of transport.

**Reason: 2** Insufficient information has been provided to enable an accurate assessment of the impacts of the proposed development historic coal mining assets. As such, the scheme is contrary to the requirements of policy AW8 the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** Insufficient information has been provided to enable an accurate assessment of the impacts of the proposed development upon ecology at the site. As such, the scheme is contrary to the requirements of policy AW8 the Rhondda Cynon Taf Local Development Plan.

---

**Mountain Ash East**

21/0184/10

Decision Date: 29/04/2021

**Proposal:** Two 4-bed detached dwellings.

**Location:** LAND REAR OF TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH

**Reason: 1** As a result of the position of the site, it is considered that the proposed development would appear out of keeping with both the character and pattern of existing development in the vicinity of the site. As such the proposal is considered to be contrary to policy NSA12, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 2** The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The proposed access lane is sub-standard in terms of width for safe two-way vehicular movement, visibility with the junction of Ton Coch Terrace, sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, no street lighting, no turning area and structural integrity to serve the increase in vehicular and pedestrian traffic generated by the proposed development.

The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access lane cannot be improved to provide a safe and satisfactory access.

The proposal access lacks an adequate turning area to cater for vehicular turning movements to and from the site and would therefore create increased reversing movements along a narrow sub-standard lane increasing hazards to the detriment of highway and pedestrian safety.

**Reason: 3** Insufficient information has been provided to enable an accurate assessment of the impacts of the proposed development upon ecology at the site. As such, the scheme is contrary to the requirements of policy AW8 the Rhondda Cynon Taf Local Development Plan.

**Reason: 4** Insufficient information has been provided to demonstrate how matters relating to the retention and protection of the public right of way, which follows part of the route of the access to the application site, would be accommodated within the proposals. As such, the scheme is contrary to the requirements of policy AW7 the Rhondda Cynon Taf Local Development Plan.

---

Report for Development Control Planning Committee

---

**Tonypandy**

21/0346/10 Decision Date: 30/04/2021

**Proposal:** Decking to rear (retrospective).

**Location:** 89 KENRY STREET, TONYPANDY, CF40 1DG

**Reason: 1** The retention of the proposed decking, by virtue of its scale, design and elevated height, is considered to have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area. It also results in a significant detrimental impact upon the residential amenity of neighbouring occupiers, having caused a material loss of privacy, an increase in overlooking and an unacceptable overbearing impact. The proposal is considered both unneighbourly and excessive and therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance A Design Guide for Householder Development.

---

**Porth**

21/0163/10 Decision Date: 20/04/2021

**Proposal:** Remove duo pitched roof to rear and create a flat roof dormer extension.

**Location:** MURRAYS TAXIS, 57 NORTH ROAD, PORTH, CF39 9SG

**Reason: 1** The proposal by virtue of its size, scale and design would have a detrimental visual impact on the character of the dwelling and the area as a whole. As such the proposal would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance - A Design Guide for Householder Development.

---

**Cymmer**

21/0208/10 Decision Date: 06/05/2021

**Proposal:** Installation of a portable cabin for use as a hairdressing/beauty salon within the car park.

**Location:** FARMERS ARMS PUBLIC HOUSE, 244 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DY

**Reason: 1** The proposed siting of a raised steel shipping container at the site, of industrial and utilitarian appearance, would be out of keeping with the traditional character and appearance of the existing public house building and the surrounding locality. Further, located at the front of the site, directly adjacent to the main highway through the village, it would form a highly prominent and alien feature that would dominate views from the highway and surrounding properties, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

**Report for Development Control Planning Committee**

---

**Rhondda**

**20/1262/10**

Decision Date: 06/05/2021

**Proposal:** Retrospective erection of a fence, creation of an access, creation of an area of astro-turf, the siting of a static caravan for welfare facilities and the siting of a timber portacabin to be used in connection with the dog breeding enterprise.

**Location:** GLEN VIEW, MOUNT PLEASANT, TREHAFOD, PONTYPRIDD, CF37 2NU

**Reason: 1** The proposed additional buildings are considered to result in visual clutter, to the detriment of the character and appearance of the rural location and harmful to the Mynydd y Glyn and Nant Muchudd Basin Special Landscape Area.

The proposal is therefore contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed access track is sub-standard in nature as a primary means of access for the intended business use. The track is lacking in permanent surfacing material, street lighting, surface water drainage and width.

The proposal would therefore have an adverse impact upon highway and pedestrian safety, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

---

**Llanharan**

**21/0243/10**

Decision Date: 21/04/2021

**Proposal:** Provide additional bedrooms and a bathroom in loft by raising height of the roof.

**Location:** 8 BLUEBELL DRIVE, LLANHARAN, PONTYCLUN, CF72 9UN

**Reason: 1** The proposal by virtue of its size, scale and design would result in a detrimental impact to the amenity of surrounding residents by overbearing, overshadowing and loss of privacy. As such the proposal would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

**Reason: 2** The proposal by virtue of its size, scale and design would have a detrimental visual impact on the character of the dwelling and the area as a whole. As such the proposal would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance - A Design Guide for Householder Development.

---

Total Number of Delegated decisions is 7