

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
DATE**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.10
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 06/04/2015 and 01/05/2015.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.

2. RECOMMENDATION

That Members note the information.

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APPEALS RECEIVED

APPLICATION NO: 14/1611/10 (SF)
APPEAL REF: A/15/3010102
APPLICANT: Mr Michael Gilheaney
DEVELOPMENT: Stables and change of use to horsiculture (resubmission).
LOCATION: GWERNA FACH, LAND AT CASTELLAU ROAD,
BEDDAU, E:305342 N:185227
APPEAL RECEIVED: 25/03/2015
APPEAL START [07/04/2015](#)
DATE:

APPLICATION NO: EN/13/00125 (PM)
APPEAL REF: C/15/3015600
APPLICANT: Mr Hugh Pritchard
DEVELOPMENT: Extension, retail and cafe use
LOCATION: The Potting Shed and Country Timbers, Llantrisant
Business Park, Llantrisant
APPEAL RECEIVED: 11/04/2015
APPEAL START [28/04/2015](#)
DATE:

APPLICATION NO: 14/0975/13 (BJW)
APPEAL REF: A/15/3022070
APPLICANT: Ms C Barnes
DEVELOPMENT: Outline application for single dwelling
LOCATION: FORMERLY KNOWN AS 5 MOUNT PLEASANT,
TREHAFOD, PONTYPRIDD, CF37 2NT
APPEAL RECEIVED: 20/04/2015
APPEAL START [29/04/2015](#)
DATE:

APPEAL DECISIONS RECEIVED

APPLICATION NO: 12/0637/13 (GD)
APPEAL REF: A/14/2215132 AP.1140
APPLICANT: Aberdare Developments Ltd & AACG Ltd
DEVELOPMENT: Demolition of the existing retail unit, works to re-profile
ground levels, create a flood conveyance ditch with land
drainage connection to the river and development of a
foodstore (Use Class A1). Petrol filling station and car park.
LOCATION: ROBERTSTOWN INDUSTRIAL ESTATE, WELLINGTON
STREET, ROBERTSTOWN, ABERDARE.
DECIDED:
DECISION:
APPEAL RECEIVED: 21/02/2014
APPEAL DECIDED: 31/03/2015
APPEAL DECISION: Allowed with conditions

APPLICATION NO: 13/0558/10 (HL)
APPEAL REF: A/14/2229899 AP.1177
APPLICANT: K Richardson, S Simon, M Cotsen
DEVELOPMENT: Construction of 4 No., 4 bedroom dwellings (Amended plans received 12/03/14)
LOCATION: LAND TO THE REAR OF 58 - 60 RHIW'R DDAR, TAFFS WELL, CF15 7PB.
DECIDED: Refuse
DECISION: 19/06/2014
APPEAL RECEIVED: 22/12/2014
APPEAL DECIDED: 20/04/2015
APPEAL DECISION: Dismiss

Decision letters regarding planning and enforcement appeals will be made available on request.

Development Control Committee Agenda - 14 May 2015

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015
Report for Development Control Planning Committee

Hirwaun

14/0600/10 Decision Date: 07/04/2015
Proposal: Demolition of the former Hirwaun Health Centre and erection of 5 no. 4 bedroom detached houses and garages together with external works (amended layout plan received 26/11/14, amended drainage plan
Location: HIRWAUN HEALTH CENTRE, BRECON ROAD, HIRWAUN, ABERDARE, CF44 9NS

15/0198/10 Decision Date: 24/04/2015
Proposal: One pair of detached 3 bedroom dwellings together with widening lane and providing footway
Location: LAND ADJOINING 15 RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS.

Aberdare East

14/1439/10 Decision Date: 13/04/2015
Proposal: First floor extension to rear (amended plans received 17/03/15)
Location: 71 MONK STREET, ABERDARE, CF44 7PA

15/0210/10 Decision Date: 08/04/2015
Proposal: Two storey rear extension (Amended Ownership Certificate received 11/03/15)
Location: 45E OXFORD STREET, GADLYS, ABERDARE, CF44 8BE

15/0240/10 Decision Date: 28/04/2015
Proposal: Variation of property type for unit 10.
Location: FORMER WELSH SCHOOL, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6TP

Cwmbach

15/0041/15 Decision Date: 09/04/2015
Proposal: Removal of conditions 13,14 and 15 and variation of condition 19 of planning approval 13/0384/15.
Location: 40 - 44 BRYN AWELON AND NO'S 67 & 68 BRYNGOLWG, CWMBACH, ABERDARE, CF44 0DG

15/0115/10 Decision Date: 28/04/2015
Proposal: Change of use from a public house and residential flat into 2 residential flats and 1 house (Amended plan received 17th March 2015).
Location: CROWN INN PUBLIC HOUSE, 18 CROWN ROW, CWMBACH, ABERDARE, CF44 0AT

15/0225/10 Decision Date: 15/04/2015
Proposal: Rear first floor extension.
Location: 32 BLAENNANTYGROES ROAD, CWMBACH, ABERDARE, CF44 0EA

15/0297/10 Decision Date: 27/04/2015
Proposal: Two storey, twelve room extension to hotel; air conditioning units in compound; amendments to parking layout.
Location: PREMIER INN, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015****Report for Development Control Planning Committee****Penrhiwceiber**

15/0049/10 Decision Date: 23/04/2015
Proposal: Rear first floor extension (Amended plans received 08/04/2015 showing change from a flat to a pitched roof)
Location: 20 GLANLAY STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TL

15/0167/10 Decision Date: 13/04/2015
Proposal: Fit security banister to restrict access to balcony.
Location: 4 DILLINGTON TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3NX

Abercynon

14/1688/10 Decision Date: 07/04/2015
Proposal: Provision of additional flat at first floor level.
Location: FORMER LIBRARY, YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SU

15/0301/10 Decision Date: 21/04/2015
Proposal: First floor extension.
Location: 34 GROVERS FIELD, ABERCYNON, MOUNTAIN ASH, CF45 4PP

Ynysybwll

14/1679/10 Decision Date: 07/04/2015
Proposal: Re-application for the construction of a detached 4 bed dwelling with attached double garage (amended red line received 27/02/15).
Location: PLOT 2 MYNACHDY ROAD, YNYSYBWL, PONTYPRIDD, CF37 3PP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015****Report for Development Control Planning Committee****Treherbert**

- 15/0205/08** Decision Date: 07/04/2015
Proposal: Construction of external storage building and separate timber frame bin enclosure, along with additional security gates and fencing.
Location: PENYRENGLYN COMMUNITY SCHOOL, BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AW

- 15/0283/10** Decision Date: 24/04/2015
Proposal: New retaining wall and hardstanding.
Location: 20 BRYN WYNDHAM TERRACE, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5NG

Treorchy

- 14/1650/10** Decision Date: 10/04/2015
Proposal: Extension to existing garden curtilage and retrospective planning application for demolition of existing garage and rebuilding of new garage in permanent materials and also construction of a two metre high close boarded
Location: LAND ADJACENT TO NO.1 LOWER TERRACE, CWMPARC, TREORCHY

- 15/0110/10** Decision Date: 08/04/2015
Proposal: First floor extension over kitchen/bath to create bedroom. (Amended Ownership Certificate received 25/02/15)
Location: 104 TALLIS STREET, CWMPARC, TREORCHY, CF42 6LY

- 15/0151/10** Decision Date: 07/04/2015
Proposal: Install new shopfront.
Location: 110 BUTE STREET, TREORCHY, CF42 6AU

- 15/0202/10** Decision Date: 16/04/2015
Proposal: Lean to wrap around conservatory to rear of existing extension in white upvc with solid upvc panels at sides.
Location: 18 TREASURE STREET, TREORCHY, CF42 6TH

- 15/0259/10** Decision Date: 14/04/2015
Proposal: Two storey extension to existing structure
Location: 15 STUART STREET, TREORCHY, CF42 6SN

Pentre

- 14/1535/10** Decision Date: 14/04/2015
Proposal: Demolition and reconstruction of existing boundary wall and outbuilding/garage.
Location: 26 JOHN STREET, PENTRE, CF41 7JT

- 15/0317/10** Decision Date: 30/04/2015
Proposal: Extension to form first floor gymnasium and erection of a gazebo in garden over existing hot tub.
Location: PENTRE COTTAGE, PENTRE ROAD, PENTRE, CF41 7DJ

Development Control Committee Agenda - 14 May 2015

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015
Report for Development Control Planning Committee

Ystrad

15/0123/10 Decision Date: 08/04/2015
Proposal: Single storey and second storey full width extension to the rear. (Amended Ownership Certificate received 23/02/15)
Location: 22 REDFIELD STREET, YSTRAD, PENTRE, CF41 7RE

15/0148/10 Decision Date: 08/04/2015
Proposal: Second storey building over existing.
Location: 25 ARTHUR STREET, YSTRAD, PENTRE, CF41 7QB

15/0161/10 Decision Date: 10/04/2015
Proposal: Single storey sunroom extension to rear of property.
Location: 4 REDFIELD STREET, YSTRAD, PENTRE, CF41 7RE

15/0386/10 Decision Date: 27/04/2015
Proposal: Erection of a rear decking with timber fencing (surround).(Re-submission)
Location: 191 TYNTYLA ROAD, YSTRAD, PENTRE, CF41 7SE

Llwynypia

14/1458/10 Decision Date: 14/04/2015
Proposal: Decking and feather edge fence. (Retrospective)
Location: 32 GLAMORGAN TERRACE, LLWYNYPPIA, TONYPANDY, CF40 2HW

Cwm Clydach

14/1373/10 Decision Date: 09/04/2015
Proposal: Construct two-storey extension and conservatory to the rear elevation
Location: 7 GLYN TERRACE, CLYDACH, TONYPANDY, CF40 2EG

15/0159/10 Decision Date: 28/04/2015
Proposal: Change of use of land to part of the residential curtilage of number 74 Howard Street and erection of a double garage with a workshop (hobbies room) underneath (amended plans and description received 25/3/2015)
Location: LAND ADJACENT TO 74 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP

15/0201/10 Decision Date: 13/04/2015
Proposal: Garage.
Location: 110 HIGH STREET, CLYDACH, TONYPANDY, CF40 2BJ

Development Control Committee Agenda - 14 May 2015

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015
Report for Development Control Planning Committee

Tonypandy

15/0383/01 Decision Date: 28/04/2015
Proposal: Advertising on canvas banners for outside seating.
Location: GREGGS, 37 DUNRAVEN STREET, TONYPANDY, CF40 1AL

Trealaw

15/0178/10 Decision Date: 24/04/2015
Proposal: Demolish existing extension and construct new single storey kitchen/bathroom extension.
Location: 12 NEW CENTURY STREET, TREALAW, TONYPANDY, CF40 2PE

Porth

15/0182/10 Decision Date: 20/04/2015
Proposal: Alterations and extensions to an existing out building to provide one studio apartment with an office over - C2 use.
Location: TY BRYN TEG, ST LUKE'S ROAD, PORTH, CF39 9TR

15/0293/01 Decision Date: 28/04/2015
Proposal: Advertisement consent for replacement illuminated signage to include fascia sign, hanging sign and internal graphics
Location: LLOYDS PHARMACY, 70-71 HANNAH STREET, PORTH, CF39 9PY

Cymmer

14/0854/15 Decision Date: 09/04/2015
Proposal: Variation of condition 1 of planning approval 09/0323/10 to extend the permission for a further five years (new build residential development).
Location: LAND AT GWAUN BEDW, PORTH CF39 9HN

15/0064/10 Decision Date: 24/04/2015
Proposal: First floor rear extension and associated external works including new steps up to rear garden and garage at end of garden.(Amended plan for garage received 8th April 2015)
Location: 11 GLYN STREET, CYMMER, PORTH, CF39 9LN

15/0318/10 Decision Date: 22/04/2015
Proposal: Construction of a covered walkway.
Location: 5 CWRT Y MYNYDD, TREBANOG ROAD, TREBANOG, PORTH, CF39 9DW

Tylorstown

15/0287/15 Decision Date: 15/04/2015
Proposal: Removal of Code for Sustainable Homes conditions 9, 10 and 11 of planning application 13/1171/10 (two storey terraced property on existing infill site).
Location: 107 LLEWELYN STREET, PONTYGWAITH, FERNDAL, CF43 3LD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015****Report for Development Control Planning Committee****Ferndale****15/0139/10** Decision Date: 23/04/2015**Proposal:** Battery of 5 no. garages.**Location:** REAR OF 36 - 39 NORTH ROAD, FERNDAL, CF43 4RG.**Glyncoch****14/1635/10** Decision Date: 15/04/2015**Proposal:** Change of use from commercial to residential.**Location:** 58 GARTH AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3AA**15/0099/19** Decision Date: 16/04/2015**Proposal:** Application for tree works subject to a tree preservation order (TPO) - T1 Mature Lime - previously pruned - 30% crown reduction. T2 Mature Lime - previously pruned - 30% crown reduction.**Location:** REAR OF 8 & 9 THE GROVE, PONTYPRIDD CF37 3BQ**15/0255/09** Decision Date: 15/04/2015**Proposal:** Certificate of Lawful Development for a proposed single storey rear extension.**Location:** 4 THE GROVE, GLYNCOCH, PONTYPRIDD, CF37 3BQ**Town (Pontypridd)****14/1550/10** Decision Date: 27/04/2015**Proposal:** Retrospective consent for replacement shop front.**Location:** 25A TAFF STREET, PONTYPRIDD, CF37 4UA**15/0243/10** Decision Date: 21/04/2015**Proposal:** Single storey wooden hut on wheels with a curved corrugated metal roof and 3 windows and a stable door.**Location:** 62 BERW ROAD, PONTYPRIDD, CF37 2AB**Trallwn****15/0122/10** Decision Date: 08/04/2015**Proposal:** Erection of a single storey kitchen extension.**Location:** 105 MERTHYR ROAD, PONTYPRIDD, CF37 4DG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015****Report for Development Control Planning Committee****Rhondda****14/1556/10** Decision Date: 27/04/2015**Proposal:** Single storey extension to rear.**Location:** 20 LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU**15/0149/15** Decision Date: 22/04/2015**Proposal:** Variation of condition 1 of planning approval 10/0076/10 to extend the time period for a further 5 years for the construction of a new dwelling**Location:** FORMER GELLIWION QUARRY, GELLIWION ROAD, MAESYCOED, PONTYPRIDD CF37 1EY**15/0285/10** Decision Date: 29/04/2015**Proposal:** Loft conversion and dormer extension.**Location:** 32 TY MAWR PARC, HOPKINSTOWN, PONTYPRIDD, CF37 2SH**Treforest****15/0219/10** Decision Date: 29/04/2015**Proposal:** 2 storey rear extension and front porch.**Location:** 141 BROADWAY, TREFOREST, PONTYPRIDD, CF37 1BH**Rhydyfelin Central****15/0339/10** Decision Date: 16/04/2015**Proposal:** Two storey domestic extension to rear of semi-detached dwelling.**Location:** 7 DAN YR ALLT CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5EF**Hawthorn****14/1348/10** Decision Date: 13/04/2015**Proposal:** Erection of external canopy and gabion retaining wall to the north-eastern side (retrospective)**Location:** INTERHAUL, UNIT C10, MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UD**15/0233/10** Decision Date: 17/04/2015**Proposal:** Erection of a wooden featheredge fence around boundary of property.**Location:** 12 THE RISE, UPPERBOAT, RHYDYFELIN, PONTYPRIDD, CF37 5BG**Ffynon Taf****15/0204/10** Decision Date: 24/04/2015**Proposal:** Alterations to the external wall finishes.**Location:** FRANKIE AND BENNY'S RESTAURANT AND BAR, HEOL YR ODYN, TREFOREST INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7QX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015****Report for Development Control Planning Committee****Llantwit Fardre**

15/0065/10 Decision Date: 08/04/2015
Proposal: Rear and side extensions. Front extension with internal alterations.
Location: 12 LILAC DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PH

15/0215/10 Decision Date: 13/04/2015
Proposal: Two storey rear extension with balcony and single storey side extension.
Location: 6 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU

15/0230/10 Decision Date: 15/04/2015
Proposal: Rear single/double storey extension.
Location: 6 NANT Y FELIN, EFAIL ISAF, PONTYPRIDD, CF38 1YY

15/0371/10 Decision Date: 27/04/2015
Proposal: Single storey to rear extension, first floor extension to side elevation and conversion of part of integral garage to a study.
Location: 51 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

Church Village

14/1599/10 Decision Date: 28/04/2015
Proposal: Change of use from barbers shop to dog grooming parlour (retrospective)
Location: 5 MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PY

15/0208/09 Decision Date: 14/04/2015
Proposal: Conservatory extension to replace old conservatory.
Location: 9 BUTTERFLY CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AZ

15/0229/10 Decision Date: 14/04/2015
Proposal: Two storey rear extension and garden shed. (Amended description - 12th March 2015)
Location: 18 LIMETREE CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 2GE

Gilfach Goch

15/0144/13 Decision Date: 07/04/2015
Proposal: Erect a residential building on waste ground
Location: LAND BETWEEN 117/119 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015****Report for Development Control Planning Committee****Tonyrefail East**

15/0217/10 Decision Date: 28/04/2015
Proposal: Provision of menage, extension to access track.
Location: CEFN COED FARM, CASTELLAU, LLANTRISANT, CF72 8LQ

15/0319/10 Decision Date: 24/04/2015
Proposal: Single storey front extension and entrance porch.
Location: 20 ST JOHNS ROAD, TONYREFAIL, PORTH, CF39 8LG

Beddau

14/1534/10 Decision Date: 27/04/2015
Proposal: Single car port located at the front of the property.(Amended Ownership Certificate - received 10/03/15)
Location: 77 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JE

15/0143/10 Decision Date: 13/04/2015
Proposal: Retention of existing hard standing, temporary retention of portakabin (for a period of up to 5 years), and associated works
Location: CDS SECURITY SYSTEMS LTD, PENBWCH ISAF FARM, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PU

15/0153/10 Decision Date: 08/04/2015
Proposal: Extensions and alterations to existing office building, amendments to existing car parking arrangement, and associated works.
Location: CDS SECURITY SYSTEMS LTD, PENBWCH ISAF FARM, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PU

15/0173/10 Decision Date: 08/04/2015
Proposal: Single storey extension to property replacing existing garage.
Location: 1 MAES TRANE, BEDDAU, PONTYPRIDD, CF38 2SF

Ty'n y Nant

15/0166/10 Decision Date: 14/04/2015
Proposal: Addition floor to an existing ground floor extension at the rear of the property.
Location: 1 CHALVINGTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2RR

15/0288/10 Decision Date: 15/04/2015
Proposal: Erection of two storey side extension
Location: 9 CAMPTON PLACE, BEDDAU, PONTYPRIDD, CF38 2RT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/04/2015 and 01/05/2015****Report for Development Control Planning Committee****Town (Llantrisant)**

15/0164/10 Decision Date: 21/04/2015
Proposal: Orangery style conservatory to rear of dwelling.
Location: 20 DESPENSER AVENUE, LLANTRISANT, PONTYCLUN, CF72 8QA

15/0169/10 Decision Date: 08/04/2015
Proposal: Conservatory at rear of property
Location: 28 PARKDALE VIEW, LLANTRISANT, PONTYCLUN, CF72 8DT

Pontyclun

15/0257/10 Decision Date: 15/04/2015
Proposal: Change of use from commercial to residential.
Location: GILES ART GALLERY, 1 CERDIN AVENUE, PONTYCLUN, CF72 9ER

15/0366/10 Decision Date: 29/04/2015
Proposal: First floor extension above existing garage/utility room.
Location: 15 BEECHLEA CLOSE, MISKIN, PONTYCLUN, CF72 8PT

Llanharan

14/1524/10 Decision Date: 13/04/2015
Proposal: Rear single storey extension and extension to existing garage to rear.
Location: 28 CHAPEL ROAD, LLANHARAN, PONTYCLUN, CF72 9QB

Brynna

15/0121/15 Decision Date: 13/04/2015
Proposal: Application for variation of condition 1 of planning approval 10/0200/10 to extend the permission for a further five years (two storey side extension).
Location: 243 MEADOW RISE, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9TP

15/0260/10 Decision Date: 27/04/2015
Proposal: Single storey front and side extension to existing bungalow.
Location: 20 BRYN HENLLAN, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9SG

Total Number of Delegated decisions is 77

Development Control : Delegated Decisions - Refusals between: 06/04/2015 and 01/05/2015

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

15/0042/10 Decision Date: 16/04/2015

Proposal: Change of use for existing retail, business and storage uses to use as a car auction site.

Location: UNIT 11 TO 14 (FORMER JUPITER FURNITURE WAREHOUSE) WELLINGTON STREET, ROBERTSTOWN, ABERDARE, CF44 8EW

Reason: 1 The proposal removes the off-street car parking currently available for the southern part of the building leading to potential on-street parking to the detriment of the safety of all highway users and the free flow of traffic. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The customer off-street car parking currently available on the adjacent business park is outside the application site boundary and therefore cannot be guaranteed for use leading to potential on-street car parking to the detriment of safety of all highway users and the free flow of traffic. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Cwmbach

15/0226/10 Decision Date: 27/04/2015

Proposal: 2 pair of semi detached houses.

Location: LAND AT PIT PLACE, CWMBACH, ABERDARE. CF44 0LR

Reason: 1 The parking layout as proposed is sub-standard for access / egress of the proposed parking spaces for plot 1 & 2 leading to potential on-street car parking in close proximity to the road bend to the detriment of safety to all highway users. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development will lead to multiple reversing movements in close proximity to the near-by junction and bus stop to the detriment of safety to all highway users. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed open parking, turning and manoeuvring area to the front of the dwellings and lack of landscaping would result in a significant detrimental impact on the visual qualities of the street scene and the character of the area. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Development Control Committee Agenda - 14 May 2015

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions - Refusals between: 06/04/2015 and 01/05/2015
Report for Development Control Planning Committee

Treforest

15/0102/13 Decision Date: 13/04/2015

Proposal: The erection of one detached bungalow (outline).

Location: LAND OFF BRYN ILAN, CRAIG YR HELFA, GLYNTAFF, PONTYPRIDD, CF37 4BA

Reason: 1 The proposed dwelling and associated engineering works by virtue of their siting, scale, size and design on this steeply sloping site would result in a detrimental visual impact upon the character of the area. As such the development would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed dwelling and associated engineering works by virtue of their siting, scale and size on this steeply sloping site would be detrimental to the amenities of the occupiers of the adjacent residential properties particularly by reason of overlooking and overbearing impact. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon the ecology on and adjacent to the application site. As such the proposal is contrary to the provisions of Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

15/0165/10 Decision Date: 28/04/2015

Proposal: New external fire escape to side elevation

Location: PREMIER TREFOREST CONVENIENCE STORE, 10 PARK STREET, TREFOREST, PONTYPRIDD, CF37 1SN

Reason: 1 The development, arising from its scale, elevated nature and construction materials, would result in an unsympathetic and inharmonious form of development that would consequently harm the character and appearance of the existing property, the surrounding street scene, and the wider Conservation Area. As such, the scheme is contrary to Policies AW 5, AW 6, and AW 7 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed staircase and associated platform would have an unacceptable detrimental impact on the amenity and privacy of the adjacent residential properties by virtue of overlooking. As such the proposal is contrary to the provisions of Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Development Control : Delegated Decisions - Refusals between: 06/04/2015 and 01/05/2015

Report for Development Control Planning Committee

Tonyrefail East

15/0254/13 Decision Date: 27/04/2015

Proposal: Dormer bungalow with garage below (Outline)

Location: LAND REAR OF 16 - 22 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

Reason: 1 The proposed dwelling would be contrary to the existing pattern of development and would represent an incongruous feature, poorly related to the character and appearance of the area and detrimental to its visual amenity contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 Insufficient information has been provided to demonstrate that the consequences of flooding can be managed over the lifetime of the development. The development is therefore contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan and the provisions of Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004).

Reason: 3 The application is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed additional use of the sub-standard lane as a principal means of access will create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic.

Improvements required to create safe and satisfactory access for vehicular and pedestrian movements would impact on third party land delivery of which cannot be guaranteed.

In the absence of continuous pedestrian facilities leading to the site, the proposed development would create hazards to the safety of all highway users.

The access lacks adequate visibility and therefore further intensification of use by the proposed development would create traffic hazards to the detriment of highway safety.

Development Control : Delegated Decisions - Refusals between: 06/04/2015 and 01/05/2015

Report for Development Control Planning Committee

Pontyclun

15/0032/10 Decision Date: 15/04/2015

Proposal: Replacement of rear wooden shed with concrete shed to operate a dog grooming business from the property.

Location: 12 BRO DAWEL, MAES-YR-AFON, PONTYCLUN, CF72 9BN

Reason: 1 The proposal represents an incompatible and unneighbourly use, which by reason of noise and general disturbance would be detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 Highway objections are raised against the proposal, which is considered contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

Maes-Yr-Afon is sub-standard in terms of width and has no segregated footway and is therefore unsuitable to serve as a means of pedestrian and vehicular access to the proposed site.
The increased vehicular and pedestrian traffic associated with the development would be to the detriment to the safety of all road users and the free flow of traffic.
The proposal would result in additional on-street parking to the detriment of highway safety and the free flow of traffic.

15/0091/10 Decision Date: 08/04/2015

Proposal: Addition of a second storey to the existing dwelling, and creation of a double height extension to rear.

Location: WESTSTONE, PEN-Y-GROES, GROESFAEN, PONTYCLUN, CF72 8NJ

Reason: 1 The proposed extension, by virtue of its siting and overall visual appearance, would form a discordant and incongruous feature within the street scene which would have a detrimental impact on the character and appearance of the existing dwelling and wider area. It would create a harmful level of overlooking on surrounding properties and would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Llanharry

14/1680/15 Decision Date: 09/04/2015

Proposal: Variation of Condition 4 of planning approval 13/0332/10 to open from 8am until 6pm for 42 weeks of the year

Location: SCHOOL HOUSE, YSGOL LLANHARI, ADDISON AVENUE, LLANHARRY, PONTYCLUN, CF72 9XE

Reason: 1 The variation of condition 4 of planning application reference no. 13/0332/10 for an extension of the opening hours of the business would have an adverse and detrimental impact on the amenity of neighbouring properties due to increased levels of noise, traffic and disturbance. The application is therefore contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 8

Rhondda Cynon Taf County Borough Council

Development Control Enforcement – April 2015

Cases

Received	55
Resolved	35
12 week target (70%)	71%
Complainant acknowledged	89%
Site visit	87%
Case priority	36 (Priority 2) 19 (Priority 3)

Source

Anonymous	2
Councillor	9
Internal/pro-active	6
Public	38

Type

Advert	1	Breach of condition	3
Engineering operations	5	Conservation Area	1
Change of use	9	Not in accordance	3
Householder	15	Operational development	9
Demolition	1	Untidy land	8

Resolution

Remedied	11
No breach	20
Not expedient	0
Planning application	4
Notice served	0

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

DEVELOPMENT CONTROL COMMITTEE

DATE

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 425004)**

See Relevant Application File