

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

<p><b>DEVELOPMENT CONTROL COMMITTEE 3 OCTOBER 2013</b></p> <p><b>REPORT OF: SERVICE DIRECTOR PLANNING</b></p>	<p style="text-align: right;"><b>Agenda Item No. 12</b></p> <p style="text-align: center;"><b>INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b></p>
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**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 05/09/2013 and 17/09/2013.

No Planning and Enforcement Appeals Decisions Received for this Committee.

Delegated Decisions Approvals and Refusals with reasons.

No Overview of Enforcement Cases for this Committee.

No Enforcement Delegated Decisions for this Committee.

**2. RECOMMENDATION**

That Members note the information.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 05/09/2013 and 17/09/2013**

**Report for Development Control Planning Committee**

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**Maerdy**

**13/0789/10** Decision Date: 12/09/2013

**Proposal:** Conservatory.

**Location:** 67 EXCELSIOR TERRACE, MAERDY, FERNDALE, CF43 4AS

**Reason: 1** The proposed development, by virtue of its siting, scale and design, would result in an unsympathetic development, which would harm the character and appearance of the existing building and the streetscene. As such, the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Rhondda**

**13/0638/13** Decision Date: 06/09/2013

**Proposal:** Single family detached dwelling

**Location:** TY BERW, HAFOD LANE, PANTYGRAIGWEN, PONTYPRIDD, CF37 2PF

**Reason: 1** The proposed development would be contrary to Policies AW2, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in that it is sporadic, unjustified and unsustainable housing development outside development limits which is not required in respect of a special need for which land within the settlement area cannot reasonably be made available, or for agricultural or forestry workers to live at or near their place of work.

**Reason: 2** The proposed development is contrary to Policies AW2, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

Hafod Lane is sub-standard in terms of geometry, street lighting, drainage, structural integrity, vision splays, forward visibility, and any intensification of use would be to the detriment of safety of all highway users.

The private shared access is sub-standard in terms of geometry and vision splays at its junction with Hafod Lane and therefore any intensification of use would be to the detriment of highway safety.

The use of private vehicles as the only mode of transport to and from the proposed development site would result in the site being un-sustainable in terms of national advice and policy on transport.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 05/09/2013 and 17/09/2013**

**Report for Development Control Planning Committee**

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**Hawthorn**

**13/0559/15**

Decision Date: 11/09/2013

**Proposal:** Remove condition 4 from planning consent reference 05/0694/10 requiring the provision of turning facilities within the curtilage of the site.

**Location:** HAWTHORN POST OFFICE, 17-18 SPENCER PLACE, HAWTHORN, PONTYPRIDD, CF37 5AE

**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:

The proposed development would generate vehicular reversing / turning movements to and from the highway, creating traffic hazards to the detriment of safety to all highway users.

The proposal would result in additional on-street parking in an area where there is already substantial demand, to the detriment of highway safety and free flow of traffic along a principle route A4054.

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Total Number of Delegated decisions is 3

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2013 and 17/09/2013****Report for Development Control Planning Committee****Ffynon Taf****13/0763/10** Decision Date: 17/09/2013**Proposal:** Rear single storey kitchen/dining area extension together with external works.**Location:** 44 MOY ROAD, TAFFS WELL, CARDIFF, CF15 7PX**13/0773/10** Decision Date: 13/09/2013**Proposal:** Orangery style conservatory to rear.**Location:** 155 GLAN Y FFORDD, TAFFS WELL, CARDIFF, CF15 7SQ**13/0777/10** Decision Date: 13/09/2013**Proposal:** Conversion of integral garage to habitable room.**Location:** 13 CLOS LLEWELLYN, TAFFS WELL, CARDIFF, CF15 7AT**Llantwit Fardre****13/0578/10** Decision Date: 09/09/2013**Proposal:** Ground floor extension to rear, two storey extension to side.**Location:** 2 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN**Gilfach Goch****12/0458/10** Decision Date: 11/09/2013**Proposal:** Conversion of Libanus Church to a residential building (one dwelling). Amended plans and information received 12/09/2012 and 26/06/2013 and 31/07/2013.**Location:** LIBANUS CHURCH, 162 HIGH STREET, GILFACH GOCH CF39 8SN**Tonyrefail East****13/0740/10** Decision Date: 09/09/2013**Proposal:** The extension to existing menage, reduction in size of the existing pond and alteration to the levels of existing paddock within the residential curtilage.**Location:** PEN Y GROES BUNGALOW, LLANTRISANT, PONTYCLUN CF72 8LP**Ty'n y Nant****13/0749/10** Decision Date: 13/09/2013**Proposal:** Conservatory to the rear elevation**Location:** 63 WOODLAND ROAD, BEDDAU, PONTYPRIDD, CF38 2SE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2013 and 17/09/2013****Report for Development Control Planning Committee****13/0722/03** Decision Date: 09/09/2013**Proposal:** Erection of a single 0.5 Mw wind turbine with associated access track, crane hardstanding, substation, underground caving and temporary construction compound (Observations requested by neighbouring**Location:** LAND NORTH WEST OF TIR COOK FARM TREHARRIS.**13/0728/03** Decision Date: 09/09/2013**Proposal:** Erection of a single wind turbine with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation, associated underground cabling and temporary construction**Location:** TIR LAN FARM, TREHARRIS, CF46 6TB.**Aberdare West/Llwydcoed****13/0694/10** Decision Date: 06/09/2013**Proposal:** Demolition of garage and store/wc to front, ground floor extensions to front and side and first floor extension to front and rear.**Location:** HAFOD, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0UT**13/0701/10** Decision Date: 10/09/2013**Proposal:** Storage shed.**Location:** 27 PLEASANT VIEW PARK, TRECYNON, ABERDARE, CF44 9AE**13/0748/10** Decision Date: 05/09/2013**Proposal:** Construction of a domestic garage within an existing garden.**Location:** 2 TRE IFOR, LLWYDCOED, ABERDARE, CF44 0YG**13/0824/19** Decision Date: 11/09/2013**Proposal:** Removal of unsafe and overhanging limbs and crown reduction of minimum 30% to Oak.**Location:** LAND TO THE REAR OF 3 LLE HYFRYD, LLWYDCOED, ABERDARE, CF44 0UN**Aberdare East****13/0698/10** Decision Date: 11/09/2013**Proposal:** Overhaul of the existing facade including traditional shop front, Welsh slate roof, re-build chimney, lime render to external walls, hardwood sliding sash windows and an enclosed rear staircase. Overhaul of**Location:** BOLLON, 15 VICTORIA SQUARE, ABERDARE, CF44 7LA**13/0798/23** Decision Date: 06/09/2013**Proposal:** Notification of the submission of Prior Approval for the installation of openreach broadband cabinet within the public highway (PCP045).**Location:** OUTSIDE BREEZE GYM LTD, ST DAVIDS CENTRE, HIGH STREET, ABERDARE, CF44 7AA**13/0799/23** Decision Date: 06/09/2013**Proposal:** Notification of the submission of Prior Approval for the installation of openreach broadband cabinet within the public highway.(PCP 046)**Location:** HIGH STREET, OPPOSITE CENTRAL LIBRARY, HIGH STREET, ABERDARE,CF44 7AG.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2013 and 17/09/2013****Report for Development Control Planning Committee****Penrhiwceiber**

13/0769/10 Decision Date: 11/09/2013

Proposal: First floor rear extension

Location: 25 ALBERT STREET, MOUNTAIN ASH, CF45 3BA

**Treorchy**

13/0745/15 Decision Date: 13/09/2013

Proposal: Variation of condition no.1 of approved planning application 08/1226 for the erection of a detached garage, to extend the time period for works to begin.

Location: 133 YNYSWEN ROAD, YNYSWEN, TREORCHY, CF42 6EB

**Llwynypia**

13/0551/10 Decision Date: 11/09/2013

Proposal: Off street parking.

Location: TY TYROL, PRINCESS LOUISE ROAD, LLWYNYPIA, TONYPANDY, CF40 2JW

**Porth**

13/0556/10 Decision Date: 06/09/2013

Proposal: Change of use to flat and office.

Location: GREENFIELD SURGERY, 12 PORTH STREET, PORTH, CF39 9SB

13/0768/10 Decision Date: 13/09/2013

Proposal: Extend existing garage and first floor side extension

Location: TY AUR, VAYNOR STREET, PORTH, CF39 0DA

**Trallwn**

13/0767/10 Decision Date: 11/09/2013

Proposal: Single storey rear extension to replace existing

Location: 63 THURSTON ROAD, TRALLWN, PONTYPRIDD, CF37 4RL

**Rhondda**

13/0790/18 Decision Date: 13/09/2013

Proposal: Proposed works to trees.

Location: THE OLD VICARAGE, TROEDRHIW TRWYN, HOPKINSTOWN, PONTYPRIDD, CF37 2SE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2013 and 17/09/2013****Report for Development Control Planning Committee****Rhydyfelin Central****13/0725/10** Decision Date: 12/09/2013**Proposal:** Proposed on street parking, retaining structures, bin stores and seating areas.**Location:** TREHARNE FLATS, HOLLY STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DD**Hawthorn****13/0372/16** Decision Date: 12/09/2013**Proposal:** Application for approval of reserved matters for access, appearance, landscaping, layout and scale (3 bedroom detached two storey dwelling).**Location:** 14 LABURNUM TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5LY**13/0634/10** Decision Date: 17/09/2013**Proposal:** Second storey extension**Location:** 2 FRANCIS STREET, RHYDYFELIN, PONTYPRIDD, CF37 5LD**13/0713/10** Decision Date: 09/09/2013**Proposal:** Retrospective application for conservatory to show home - Variation of approved house type.**Location:** SHOW HOUSE, PLOT 48 MILFORD PARK, RHYDYFELIN, PONTYPRIDD, CF37 5PQ**13/0731/10** Decision Date: 17/09/2013**Proposal:** Erection of boundary walls to front of properties and construction of bin stores.**Location:** GLANFELIN FLATS, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5LL**13/0746/01** Decision Date: 06/09/2013**Proposal:** 1 no. part illuminated building sign 1 no. non-illuminated building sign 1 no. set of 5 garage graphics 1 no. totem sign part illuminated.**Location:** ATS EUROMASTER, UNIT TP1, MAIN AVENUE, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR**13/0839/23** Decision Date: 13/09/2013**Proposal:** Prior notification of demolition of building.**Location:** UNIT G13, MAIN AVENUE, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5YL



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2013 and 17/09/2013****Report for Development Control Planning Committee****Pontyclun****13/0714/10** Decision Date: 13/09/2013**Proposal:** Workshop/garage/stores (domestic use only).**Location:** REAR OF 22 LLANTRISANT ROAD, PONTYCLUN, CF72 9DQ**13/0776/19** Decision Date: 10/09/2013**Proposal:** Removal of one tree with three trunks close to neighbours dwelling and remove remaining trunk of a second tree.**Location:** BETHEL BAPTIST CHURCH, HEOL MISKIN, PONTYCLUN, CF72 9AJ**13/0783/19** Decision Date: 10/09/2013**Proposal:** Works to trees under a Tree Preservation Order, 3 large overgrown Leylandi, 1 large overgrown Goat Willow growing from side of building, 2 Ash with large trunk splits and 4 large overgrown Conifers.**Location:** PENSTOWE, CARDIFF ROAD, MWYNDY, PONTYCLUN, CF72 8PN**13/0797/23** Decision Date: 06/09/2013**Proposal:** Steel frame building for the storage of hay and farm machinery.**Location:** LAND AT HOLLYOAKS FARM, PETERSTON ROAD, GROESFAEN, PONTYCLUN, CF72 8NU.

Total Number of Delegated decisions is 34

**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**

**3 OCTOBER 2013**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

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

**OFFICER TO CONTACT**

**Mr. J. Bailey  
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**See Relevant Application File**