

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT CONTROL
COMMITTEE
6 FEBRUARY 2014**

**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 06/01/2014 and 24/01/2014.

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.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 06/01/2014 and 24/01/2014
Report for Development Control Planning Committee

Rhigos

13/1217/10 Decision Date: 24/01/2014

Proposal: Installation of roof mounted solar panels

Location: HIRWAUN WATER TREATMENT WORKS, NINTH AVENUE, HIRWAUN, CF44 9YN

Hirwaun

13/1213/10 Decision Date: 14/01/2014

Proposal: Detached dwelling.

Location: GARDEN OF 15 RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS

Aberdare West/Llwydcoed

13/1212/10 Decision Date: 13/01/2014

Proposal: Single storey extension.

Location: CRUD YR AWEL, OFF CEMETERY ROAD, TRECYNON, ABERDARE, CF44 8HL

13/1244/10 Decision Date: 15/01/2014

Proposal: Two storey extensions to side and rear.

Location: 24 PHILLIP STREET, ROBERTSTOWN, ABERDARE, CF44 8ET

Aberdare East

13/1018/12 Decision Date: 09/01/2014

Proposal: Alterations to access arrangements and change of use of ground floor from offices A1 to coffee shop A3
(Listed Building Consent)

Location: OLD TOWN HALL, HIGH STREET, ABERDARE, CF44 7AA

13/1019/10 Decision Date: 09/01/2014

Proposal: Alterations to access arrangements and change use of ground floor offices A1 to coffee shop A3

Location: OLD TOWN HALL, HIGH STREET, ABERDARE, CF44 7AA

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Development Control : Delegated Decisions (Permissions) between: 06/01/2014 and 24/01/2014
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Mountain Ash East

13/1062/10 Decision Date: 15/01/2014

Proposal: Bedroom above existing kitchen.

Location: GWAELOD- Y- GRAIG, UPPER FOREST LEVEL, NEWTOWN, MOUNTAIN ASH, CF45 4HR

13/1073/10 Decision Date: 15/01/2014

Proposal: Refurbishment and extensions.

Location: GAYHILL, HEOL PENRHIW, CEFNPENNAR, MOUNTAIN ASH, CF45 4DS

13/1248/19 Decision Date: 08/01/2014

Proposal: Application for tree works to an Oak Tree subject to a preservation order (TPO) - crown reduction of 30% and removal of lower branches to 4m from ground level.

Location: LAND REAR OF 13 BRON-Y-DERI, TRAWSCOED, MOUNTAIN ASH, CF45 4LL

Mountain Ash West

13/0979/10 Decision Date: 15/01/2014

Proposal: 2 storey extension for bathroom/bedroom/kitchen

Location: 11 VICTOR STREET, MOUNTAIN ASH, CF45 3LG

13/1197/10 Decision Date: 13/01/2014

Proposal: Demolish outbuildings, rebuild to house shower room.

Location: 247 FERNHILL, MOUNTAIN ASH, CF45 3EL

Aberaman North

13/1271/10 Decision Date: 22/01/2014

Proposal: Erection of ground floor garage with first floor play room above with new drainage.(Re-submission of 13/0934)

Location: GERNANT, BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW

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Development Control : Delegated Decisions (Permissions) between: 06/01/2014 and 24/01/2014

Report for Development Control Planning Committee

Treherbert

13/1243/10 Decision Date: 10/01/2014

Proposal: Kitchen first floor extension and shower room conversion.(Amended Ownership Certificate received 17/12/13)

Location: 11 HOPKIN STREET, TREHERBERT, TREORCHY, CF42 5HL

Pentre

13/1288/23 Decision Date: 14/01/2014

Proposal: Road to access all areas of the woodland for forest operations (application for prior notification of agriculture or forestry development).

Location: PENTRE WOODLAND, PENTRE.

Cwm Clydach

13/1211/10 Decision Date: 07/01/2014

Proposal: To retain previously demolished and re-constructed single storey garage.

Location: LAND ADJACENT TO THE PLAYGROUND, HOWARD STREET, CLYDACH VALE. CF40 2BT

Tonypandy

13/1289/23 Decision Date: 14/01/2014

Proposal: Proposed access road to all areas of the woodland for forest operations (application for prior notification for agriculture or forestry development).

Location: GELLIFAELOG/TONYPANDY, WOODLAND, CLYDACH VALE, TONYPANDY.

Trealaw

12/1310/15 Decision Date: 10/01/2014

Proposal: Application for variation of condition 1 of planning permission 08/1008 - to extend date of commencement of work on site (erection of a dwelling with details of layout, scale and access to be considered)(Amended

Location: LAND BETWEEN 'AERON AND RHIWLAS', BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UH.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/01/2014 and 24/01/2014****Report for Development Control Planning Committee****Porth****12/0843/10** Decision Date: 10/01/2014**Proposal:** Change of use of decommissioned electricity sub station to storage area for vehicles and plant (civil engineering contractor)**Location:** OLD LLWYNCELYN SUBSTATION, BRITANNIA, PORTH, CF39 9LT**13/1108/15** Decision Date: 14/01/2014**Proposal:** Variation of condition 1 of planning approval 07/2134/10 to extend opening times from 8.00am Monday to Sunday.**Location:** ARNIES STEAKHOUSE, 66B & 66C HANNAH STREET, PORTH, CF39 9PY**13/1170/10** Decision Date: 24/01/2014**Proposal:** Change of use of first floor to residential with ground floor exterior alterations to provide first floor access**Location:** 7 STATION STREET, PORTH, CF39 9NR**Tylorstown****13/1270/10** Decision Date: 17/01/2014**Proposal:** Steel storage container.**Location:** FLYING START CENTRE PENRHYS, GROUNDS OF PENRHYS PRIMARY SCHOOL, FERNDAL, CF43 3PL**Town (Pontypridd)****13/1230/10** Decision Date: 22/01/2014**Proposal:** Two storey side extension, single storey porch extension and creation of flat roof dormer at rear**Location:** 5 LANWOOD ROAD, GRAIGWEN, PONTYPRIDD, CF37 2EP**13/1316/18** Decision Date: 17/01/2014**Proposal:** Application for works to trees subject to a preservation order (TPO no.1 1975) 30% crown reduction on Mature Copper Beech.**Location:** 1 TYFICA ROAD, PONTYPRIDD, CF37 2DA**Graig****13/1179/10** Decision Date: 15/01/2014**Proposal:** Retrospective change of use to educational centre (D1 Non-residential institution)**Location:** 2 COURTHOUSE STREET, PONTYPRIDD, CF37 1JW**Hawthorn****13/1249/10** Decision Date: 23/01/2014**Proposal:** Alteration of approved dwelling to include conservatory extension.**Location:** PLOT 38, MILFORD PARK, RHYDYFELIN, CF375PQ

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Development Control : Delegated Decisions (Permissions) between: 06/01/2014 and 24/01/2014
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Ffynon Taf

13/1150/10 Decision Date: 14/01/2014

Proposal: The retention of a free standing automated teller machine and bollards.

Location: TOTAL FILLING STATION, CAERPHILLY ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7UN

13/1201/10 Decision Date: 24/01/2014

Proposal: Erection of porch to front of property

Location: 40 RHYD-YR-HELYG, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SX

Llantwit Fardre

02/1588/10 Decision Date: 23/01/2014

Proposal: Retrospective application, to extend existing temporary landfill site and

Location: LAND RESTORATION SITE, CREIGIAU ROAD, LLANTWIT FARDRE, PONTYPRIDD

13/1156/10 Decision Date: 15/01/2014

Proposal: Single storey rear extension, garage conversion and detached garage.

Location: 13 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

13/1237/10 Decision Date: 15/01/2014

Proposal: Widen property, convert garage into bedroom/shower room and w.c. to rear.

Location: 36 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

13/1266/10 Decision Date: 22/01/2014

Proposal: Ground floor extension to kitchen and utility room.

Location: PLEASANT VIEW, YSTRADBARWIG TERRACE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HS

Church Village

13/1013/10 Decision Date: 13/01/2014

Proposal: Garage conversion to provide additional living space & enlargement of driveway (retrospective)

Location: 6 TY'R PERSON, CHURCH VILLAGE, PONTYPRIDD, CF38 1UP

13/1265/10 Decision Date: 24/01/2014

Proposal: Ground floor extensions to form a dining room/kitchen and form a utility room, porch and ground floor toilet.

Location: 36 SWN-Y-NANT, CHURCH VILLAGE, PONTYPRIDD, CF38 1UE

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Tonteg

13/1186/10 Decision Date: 16/01/2014

Proposal: Erection of a 2.4m high weldmesh fencing around the perimeter of Unit UB2.

Location: BRITISH BROADCASTING CORPORATION, UNIT UB2, 1-2 TONTEG ROAD, TREFOREST
INDUSTRIAL CENTRE, PONTYPRIDD, CF37 5UA

Tonyrefail West

13/1264/10 Decision Date: 09/01/2014

Proposal: Erection of a porch at the front of the property (amended plan received 6th January 2014).

Location: 105 EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NP

Tonyrefail East

13/1095/10 Decision Date: 08/01/2014

Proposal: Lay new 3G carpet football pitch on top of existing tarmacadam and replace existing fences with new.

Location: ELY VALLEY MINERS WELFARE PAVILION, MILL STREET, TONYREFAIL, PORTH, CF39 8AE

13/1208/10 Decision Date: 20/01/2014

Proposal: To erect a single storey garage and associated works (Access plan received 18/12/13)

Location: 29 GWERN HEULOG, TONYREFAIL, PORTH, CF39 8BJ

Beddau

13/1323/10 Decision Date: 16/01/2014

Proposal: Extension to rear and side together with new first floor. (Re-submission of 13/0964)

Location: TY GWYN, GWAUNMISKIN ROAD, BEDDAU, PONTYPRIDD, CF38 2AY

Ty'n y Nant

13/1209/10 Decision Date: 23/01/2014

Proposal: Ground floor and first floor extension to existing property.

Location: 3 CARSHALTON ROAD, BEDDAU, PONTYPRIDD, CF38 2LH

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Town (Llantrisant)

13/1184/10 Decision Date: 14/01/2014

Proposal: Retention of regrading works undertaken to level previous parking area

Location: THE OLD LAMB AND FLAG, HEOL DDU, LLANTRISANT, PONTYCLUN, CF72 8LP

13/1202/10 Decision Date: 10/01/2014

Proposal: Change of use of part of the ground floor of a residential property to a commercial use - florist and gift shop.

Location: 58-60 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BR

Talbot Green

13/1180/10 Decision Date: 06/01/2014

Proposal: Installation of two refrigerated storage containers from 1st November to 31st January annually

Location: 7 NEWPARK SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN

Pontyclun

13/0996/10 Decision Date: 09/01/2014

Proposal: Ground floor rear extension to main property

Location: 5 ROWAN TREE LANE, MISKIN, PONTYCLUN, CF72 8SF

13/1079/10 Decision Date: 09/01/2014

Proposal: Single storey rear extension.

Location: 4 TALYGARN DRIVE, BRYNSADLER, PONTYCLUN, CF72 9BY

13/1302/10 Decision Date: 09/01/2014

Proposal: Rear single storey extension

Location: 38 DELFRYN, MISKIN, PONTYCLUN, CF72 8SS

Llanharan

12/0285/18 Decision Date: 23/01/2014

Proposal: All trees to front of property in the front garden ash and sycamore to be maintained "topped and sided".

Location: MILL HOUSE, MILL LANE, LLANHARAN, PONTYCLUN, CF72 9PB

Brynna

13/1295/10 Decision Date: 09/01/2014

Proposal: Single storey rear extension.

Location: SPRINGFIELD, GELLIFEDI ROAD, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9QG

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Development Control : Delegated Decisions (Permissions) between: 06/01/2014 and 24/01/2014

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Total Number of Delegated decisions is 47

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Development Control : Delegated Decisions - Refusals between: 06/01/2014 and 24/01/2014

Report for Development Control Planning Committee

Ystrad

13/0849/10 Decision Date: 10/01/2014

Proposal: Small detached single storey garage.

Location: REAR OF LLOYD STREET, GELLI, PENTRE. CF41 7NQ

Reason: 1 The proposed garage, by virtue of its siting and orientation, would result in un-controlled vehicular reversing movements onto the adopted rear lane with restricted visibility, which would have a detrimental impact upon the safety of all highway users. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Penygraig

13/1263/10 Decision Date: 10/01/2014

Proposal: Single storey extension to existing stores to form a garage (resubmission).

Location: STORE, BANK STREET, PENYGRAIG, TONYPANDY, CF40 1PH

Reason: 1 The access lanes leading to the site lacks adequate width of carriageway, junction radii, visibility at the junctions and segregated footway to serve the proposed vehicular and pedestrian traffic and would therefore create hazards to the detriment of safety of all highway users contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Trallwn

13/1224/10 Decision Date: 16/01/2014

Proposal: Construction of 1 No. detached house and garage, realignment of existing driveway within current boundaries.

Location: PWLL ARIAN, HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL

Reason: 1 The proposed development would be contrary to Policies AW1, AW 2 and SSA 13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that it would represent unjustified sporadic development in an unsustainable location, outside of the established settlement boundaries.

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Development Control : Delegated Decisions - Refusals between: 06/01/2014 and 24/01/2014

Report for Development Control Planning Committee

Graig

13/1105/10

Decision Date: 08/01/2014

Proposal: Vehicle entrance and off road parking.

Location: LAND TO THE REAR OF 2 TOPHILL COTTAGES, BLACK ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PP

Reason: 1 The proposed development, resulting from the formation of the access and associated engineering operations, would constitute a form of development that would be detrimental to the character and appearance of the area. As such the proposed development conflicts with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Reason: 2 In the absence of an appropriate hedgerow survey, insufficient information has been submitted to assess the potential ecological impacts resulting from the proposed works. As such, the proposal conflicts with policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Tonyrefail West

13/1169/10

Decision Date: 08/01/2014

Proposal: Two storey rear extension on Bryn Ysgol & Ty Mizpah.

Location: BRYN YSGOL & TY MIZPAH, PENRHIWFER ROAD, PENRHIWFER, TONYPANDY, CF40 1SJ

Reason: 1 The proposed extension, by virtue of its scale and mass, would fail to respect the character and appearance of the existing property and would form an unsympathetic, overly dominant and discordant feature that would be detrimental to the visual amenity of the area and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 5

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

6 FEBRUARY 2014

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