

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE  
6 MARCH 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 11</b>
<b>INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b>	

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 07/02/2014 and 21/02/2014.

No Planning and Enforcement Appeals Decisions received for this Committee.

Delegated Decisions Approvals and Refusals with reasons.

No Overview of Enforcement Cases received for this Committee.

No Enforcement Delegated Decisions received for this Committee.

**2. RECOMMENDATION**

That Members note the information.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 07/02/2014 and 21/02/2014**

**Report for Development Control Planning Committee**

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**Hirwaun**

**11/0883/15** Decision Date: 14/02/2014

**Proposal:** Variation of condition 1, planning permission 10/0081 (formerly 02/1243)

**Location:** LAND ADJACENT AND TO NW OF BUTE PLACE, OFF PENDERYN ROAD, HIRWAUN, ABERDARE

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**Aberdare East**

**13/1336/10** Decision Date: 12/02/2014

**Proposal:** Single storey extension.

**Location:** STEPPING STONES NURSERY, CAMBRIAN LAMP WORKS, ROBERTSTOWN, ABERDARE, CF44 8HD

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**Mountain Ash East**

**13/1118/10** Decision Date: 18/02/2014

**Proposal:** Demolition of existing dwelling and erection of a replacement dwelling

**Location:** FAIRVIEW, HEOL PENRHIW, CEFNPENNAR, MOUNTAIN ASH, CF45 4DS

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**13/1339/10** Decision Date: 12/02/2014

**Proposal:** Extend existing two storey rear annexe to full width of dwelling.

**Location:** 26 TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DY

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**Abercynon**

**13/1200/10** Decision Date: 11/02/2014

**Proposal:** Change of Use to A3 (Food and Drink)

**Location:** 20 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RE

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**Ynysybwl**

**14/0026/10** Decision Date: 19/02/2014

**Proposal:** Conversion of garage to habitable room.

**Location:** 9 BRYN AUR, COED-Y-CWM, PONTYPRIDD, CF37 3JE

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**Aberaman South**

**11/0566/01**                      Decision Date:    12/02/2014

**Proposal:**    2 no. fascia signs and totem sign (Application for consent to display an advertisement).

**Location:**    FORMER ALDI, SOUTH SIDE, CARDIFF ROAD, ABERDARE, CF44 6DX

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**13/1335/15**                      Decision Date:    21/02/2014

**Proposal:**    Variation of Conditions 7 & 11 of planning permission 11/0199 relating to finished levels and compliance with a modified hydrological report recommendations.

**Location:**    LAND ADJACENT TO FARM ROAD, HEOL TY ABEARMAN, ABERAMAN CF44 6AX

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**Treherbert**

**13/1262/10** Decision Date: 11/02/2014

**Proposal:** Change of use from a church to form a residential dwelling.

**Location:** BETHANY ENGLISH BAPTIST CHURCH, ABERTONLLWYD STREET, TREHERBERT, TREORCHY CF42 5PF.

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**Treorchy**

**13/1344/10** Decision Date: 12/02/2014

**Proposal:** Single storey rear extension.

**Location:** 17 TYNYPEDW STREET, TREORCHY, CF42 6RA

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**Cwm Clydach**

**14/0006/10** Decision Date: 21/02/2014

**Proposal:** 3 storey full width rear extension.

**Location:** 117 HIGH STREET, BLAENCLYDACH, TONYPANDY, CF40 2BJ

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**Tonypandy**

**13/1242/09** Decision Date: 17/02/2014

**Proposal:** Lawful Development Certificate application for conservatory alterations to include a PVC and brick structure with a tiled roof

**Location:** 66 PRIMROSE STREET, TONYPANDY, CF40 1BQ

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**Trealaw**

**13/1290/10** Decision Date: 12/02/2014

**Proposal:** 1st floor extension on the rear kitchen for bathroom and toilet.

**Location:** 15 CHARLES STREET, TREALAW, TONYPANDY, CF40 2UN

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/02/2014 and 21/02/2014****Report for Development Control Planning Committee****Porth****13/1155/01** Decision Date: 20/02/2014**Proposal:** 1 No. externally illuminated fascia sign. 1 No. externally illuminated projecting sign.**Location:** 23B HANNAH STREET, PORTH, CF39 9RB**13/1303/10** Decision Date: 21/02/2014**Proposal:** Office extension to depot.**Location:** THE DEPOT, ABER-RHONDDA ROAD, PORTH SQUARE, PORTH CF39 0LN**13/1331/10** Decision Date: 10/02/2014**Proposal:** Single storey extension and internal bedroom with shower room.**Location:** 8 PENRHIWGWYNT ROAD, PORTH, CF39 9UB**14/0021/10** Decision Date: 13/02/2014**Proposal:** Domestic garage**Location:** 11 CAEMAWR GARDENS, PORTH, CF39 9DB**Tylorstown****13/1285/10** Decision Date: 11/02/2014**Proposal:** Permitted two storey rear extension to be made smaller and a change of use from commercial use (shop) to residential use.**Location:** 30 LLEWELLYN STREET, PONTYGWAITH, FERNDAL, CF43 3LE**Town (Pontypridd)****13/0613/10** Decision Date: 07/02/2014**Proposal:** Single storey rear extension to provide additional storage and retail area in Units 1-2 and Units 4-5 and ground floor access staircase to upper floors to both units.**Location:** 1-2, 4-5 TAFF STREET, PONTYPRIDD, CF37 4UE**13/0987/01** Decision Date: 07/02/2014**Proposal:** Erection of 8 no. advert banners. 6 to the southern facade and 2 to the eastern facade.**Location:** INDOOR MARKET CHURCH STREET PONTYPRIDD CF37 2TH**13/1317/10** Decision Date: 14/02/2014**Proposal:** Two storey rear extension**Location:** 77 BERW ROAD, PONTYPRIDD, CF37 2AB**14/0013/19** Decision Date: 17/02/2014**Proposal:** Application for tree works subject to a preservation order (TPO). Remove dead wood from Oak Tree, reduce crown and raise canopy up to 4 metres.**Location:** GROVE HOUSE, 38 LANPARK ROAD, PONTYPRIDD, CF37 2DL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Ffynon Taf**

**13/1250/10** Decision Date: 10/02/2014

**Proposal:** Change of use from shop to residential use with associated external alterations.

**Location:** JOHN MILLS NEWSAGENT, 1 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RA

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**13/1294/10** Decision Date: 10/02/2014

**Proposal:** New pitched roof.

**Location:** 17 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RB

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**13/1310/15** Decision Date: 12/02/2014

**Proposal:** Variation of condition to extend period of time under Condition 1(c) of consent 10/1213/13 for the approval of Reserved Matters for one dwelling.

**Location:** LAND ADJOINING 15 TYLA GWYN, NANTGARW, CARDIFF, CF15 7TD

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**13/1330/10** Decision Date: 10/02/2014

**Proposal:** Extension for kitchen and bathroom internal facilities.

**Location:** 119 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PP

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**Llantwit Fardre**

**14/0020/10** Decision Date: 11/02/2014

**Proposal:** Single storey rear extension and porch to front

**Location:** 40 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BE

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**Tonteg**

**13/1055/10** Decision Date: 14/02/2014

**Proposal:** Alterations and restoration of existing cottages, Land North of Glebelands Gwaelod y Garth

**Location:** GLEBELAND COTTAGES, GWAELOD-Y-GARTH, CARDIFF, CF15 9JJ

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**13/1358/09** Decision Date: 13/02/2014

**Proposal:** Certificate of Lawful development - single storey extension.

**Location:** 3 CARMARTHEN DRIVE, TONTEG, PONTYPRIDD, CF38 1HY

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**Gilfach Goch**

**14/0028/10** Decision Date: 14/02/2014

**Proposal:** Single storey front extension.

**Location:** 23 THE HEATHLANDS, GILFACH GOCH, PORTH, CF39 8TT

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 07/02/2014 and 21/02/2014**  
**Report for Development Control Planning Committee**

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**Tonyrefail East**

**13/1233/10** Decision Date: 12/02/2014

**Proposal:** Demolition of existing detached garage to accommodate a single storey extension to rear.

**Location:** 17 PARKLAND CRESCENT, TONYREFAIL, PORTH, CF39 8PF

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**Beddau**

**12/0418/10** Decision Date: 12/02/2014

**Proposal:** Side two storey extension with detached garage

**Location:** TREDEGAIN FARM, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PU

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**14/0001/10** Decision Date: 18/02/2014

**Proposal:** Garage on side of existing property.

**Location:** 11 SQUIRES COURT, BEDDAU, PONTYPRIDD, CF38 2JY

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**Ty'n y Nant**

**14/0088/10** Decision Date: 19/02/2014

**Proposal:** Single storey extension to house shower room.

**Location:** 51 MOORLAND CRESCENT, BEDDAU, PONTYPRIDD, CF38 2DN

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**Town (Llantrisant)**

**13/1320/10** Decision Date: 10/02/2014

**Proposal:** Construction of a first floor extension over existing garage, including two bedrooms and additional parking to frontage.

**Location:** 4 FFORDD GLAS Y DORLAN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BZ

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**Pontyclun**

**13/1341/10** Decision Date: 12/02/2014

**Proposal:** Extensions and alterations to detached dwelling

**Location:** LLYS FAEN, LLANTRISANT ROAD, GROESFAEN, PONTYCLUN, CF72 8NJ

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**14/0032/10** Decision Date: 17/02/2014

**Proposal:** Demolition of existing garage and rear extension. Replacement roof extension, rear extension and garage.

**Location:** KARENZA, SCHOOL ROAD, MISKIN, PONTYCLUN, CF72 8PG

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Llanharry**

**13/1275/10** Decision Date: 11/02/2014

**Proposal:** New single garage with pitched roof. (Amended plan received 27/01/14)

**Location:** SWN Y COED, 2 COED TRECASTLE, TYLA GARW, PONTYCLUN, CF72 9HD

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**13/1276/10** Decision Date: 12/02/2014

**Proposal:** 2 storey side and rear extension, single storey extension to rear and porch to front (Amended Block Plan received 16/01/14)

**Location:** 1 COED TRECASTLE, TYLA GARW, PONTYCLUN, CF72 9HD

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**13/1277/10** Decision Date: 17/02/2014

**Proposal:** 2 storey side and rear extension, single storey extension to rear and porch to the front

**Location:** SWN Y COED, 2 COED TRECASTLE, TYLAGARW, PONTYCLUN, CF72 9HD

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**Llanharan**

**14/0046/10** Decision Date: 21/02/2014

**Proposal:** The fitting of external insulation cladding to all four sides of the Welfare Hall.

**Location:** LLANHARAN WELFARE HALL, OFF BRIDGEND ROAD, LLANHARAN, CF72 9RD.

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Total Number of Delegated decisions is 41

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 07/02/2014 and 21/02/2014**

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**Aberdare East**

**13/1269/10** Decision Date: 11/02/2014

**Proposal:** Detached dwelling house.

**Location:** GARDEN OF GRAIG WEN, 17 ELM GROVE, GADLYS, ABERDARE, CF44 8DN

**Reason: 1** The proposal would result in a significant detrimental impact on the setting of a historical listed structure as it would not preserve or enhance the character and appearance of the site. As such the development is contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact on archaeology. As such the development is contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The proposed dwelling as a result of its size and design would have a significant detrimental impact on the character of the street scene. As such the development is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Ystrad**

**13/1301/10** Decision Date: 07/02/2014

**Proposal:** Erection of a detached bungalow.

**Location:** LAND ADJACENT TO RIVER HOUSE, RIVER STREET, YSTRAD.

**Reason: 1** The application is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed development will generate vehicular reversing movements along the public highway, creating traffic hazards to the detriment of the safety of all highway users and free flow of traffic.

In the absence of adequate turning facilities to cater for calling delivery, emergency and service vehicles, the proposed development will generate vehicular reversing movements along the public highway, creating traffic hazards to the detriment of the safety of all highway users and free flow of traffic.

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

The proposed access lane lacks adequate width of carriageway and segregated footway to serve vehicular and pedestrian traffic and would create traffic hazards to the detriment of safety of all highway users.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 07/02/2014 and 21/02/2014**

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**Ferndale**

**13/0726/10**

Decision Date: 07/02/2014

**Proposal:** Laying pave yellow concrete slabs to patio area between garage and back of house.

**Location:** 30 BRYNHYFRYD TERRACE, FERNDALE, CF43 4LD

**Reason: 1 REASON FOR REFUSAL:**

The development has an unacceptable impact upon the residential amenity of the neighbouring dwelling known as number 31 Brynhyfryd Terrace due to the overlooking and loss of privacy. Therefore, the development does not comply with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan.

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Total Number of Delegated decisions is 3

**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 MARCH 2014**

**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**