

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE  
1 MAY 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 6</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 07/04/2014 and 18/04/2014.

Planning and Enforcement Appeals Decisions Received.  
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.

**APPEALS RECEIVED**

**APPLICATION NO:** 13/1193/10 (EL)  
**APPEAL REF:** A/14/2217011 AP.1157  
**APPLICANT:** Mr. M Lloyd  
**DEVELOPMENT:** Change of use from nursing home to guest house  
(supporting statement received 09/01/14).  
**LOCATION:** ABBEYFIELD SOCIETY, 115 HIGH STREET, MOUNTAIN  
ASH, CF45 3LN  
**APPEAL RECEIVED:** 11/04/2014  
**APPEAL START** 16/04/2014  
**DATE:**

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 12/1132/10 (DB)  
**APPEAL REF:** A/13/2201558 AP.1122  
**APPLICANT:** G D Evans Holdings Ltd  
**DEVELOPMENT:** Erection of 22 no. new dwellings inc. a mixture of both  
market and social housing and associated infrastructure  
including the formation of a new vehicular access (re-  
submission of 12/0506)  
**LOCATION:** LAND TO THE SOUTH OF BURGESS CRESCENT,  
LLANTRISANT  
**DECIDED:** 26/02/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 30/07/2013  
**APPEAL DECIDED:** 09/04/2014  
**APPEAL DECISION:** Dismiss

**APPLICATION NO:** 12/1205/10 (BJW)  
**APPEAL REF:** A/13/2211164 AP.1143  
**APPLICANT:** Mr. T Jones  
**DEVELOPMENT:** Demolition of existing garage/store and development of one  
2 storey detached house (amended plans received  
20/03/13).  
**LOCATION:** 14 HIGH STREET, LLANTRISANT, PONTYCLUN  
**DECIDED:** 27/09/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 28/12/2013  
**APPEAL DECIDED:** 15/04/2014  
**APPEAL DECISION:** Dismiss

**APPLICATION NO:** 13/0285/10 (PB)  
**APPEAL REF:** A/14/2211628 AP.1144  
**APPLICANT:** A & C Builders (Beddau) Ltd  
**DEVELOPMENT:** Erection of a bungalow and 2 one bedroom flats together  
with external works. (Amended plans received 9th August  
2013 showing revised design of bungalow and retention of 7  
out of 11 trees on site)

**LOCATION:** LAND OFF HEOL HENSOL, YORKDALE, BEDDAU,  
PONTYPRIDD.  
**DECIDED:** 15/11/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 09/01/2014  
**APPEAL DECIDED:** 08/04/2014  
**APPEAL DECISION:** **Dismiss**

**APPLICATION NO:** 13/0919/10 (KL)  
**APPEAL REF:** A/14/2212611 AP.1147  
**APPLICANT:** Mr. R Evans  
**DEVELOPMENT:** Build a decked seating area with protective balustrade on  
top of the existing flat roof garage.  
**LOCATION:** 27 OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72  
9FB  
**DECIDED:** 19/11/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 24/01/2014  
**APPEAL DECIDED:** 04/04/2014  
**APPEAL DECISION:** **Dismiss**

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

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/04/2014 and 18/04/2014****Report for Development Control Planning Committee**

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**Hirwaun****14/0239/10** Decision Date: 09/04/2014**Proposal:** Two storey extension to side of house.**Location:** 9 CAE BRYN HYFRYD, HIRWAUN, ABERDARE, CF44 9RZ

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**Aberdare West/Llwydcoed****14/0229/10** Decision Date: 09/04/2014**Proposal:** Ground floor extension to existing sun lounge and treatment room.**Location:** THE LAURELS CARE HOME, 23 MEIRION STREET, TRECYNON, ABERDARE, CF44 8NH

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**Aberdare East****14/0175/10** Decision Date: 09/04/2014**Proposal:** 1 no. detached dwelling with integral garage.**Location:** PLOT 5 RICHMOND GARDENS, ABERNANT, ABERDARE, CF44 0RJ

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**14/0270/10** Decision Date: 14/04/2014**Proposal:** Replacement of chainlink fence with a solid concrete panel fence of varying heights.**Location:** 51 WENALLT ROAD, ABERNANT, ABERDARE, CF44 0RT

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**Cwmbach****14/0202/10** Decision Date: 17/04/2014**Proposal:** First floor extension**Location:** THE RANCH, CWMBACH ROAD, ABERNANT, ABERDARE, CF44 0NF

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**Mountain Ash West****14/0171/10** Decision Date: 15/04/2014**Proposal:** Two storey side extension (Amended plan received 13/03/14)**Location:** GREENMEADOW, 18 GLENBOI, MOUNTAIN ASH, CF45 3DG

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**Aberaman North****14/0178/10** Decision Date: 07/04/2014**Proposal:** Porch to house W.C.**Location:** 2 HILLBROOK CLOSE, ABERAMAN, ABERDARE, CF44 6YL

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/04/2014 and 18/04/2014****Report for Development Control Planning Committee****Treherbert****14/0244/10** Decision Date: 17/04/2014**Proposal:** Two storey rear extension.**Location:** 78 BROOK STREET, BLAENRHONDDA, TREHERBERT, TREORCHY, CF42 5SA**14/0287/10** Decision Date: 07/04/2014**Proposal:** Retrospective application to retain works in relation to a summerhouse with integral fitness area and hot tub. Galvanised roller shutter doors leading to rear lane.**Location:** 29 BUTE STREET, TREHERBERT, TREORCHY, CF42 5NR**Treorchy****14/0236/09** Decision Date: 08/04/2014**Proposal:** Single storey rear extension.**Location:** 68 DYFODWG STREET, TREORCHY, CF42 6NL**Pentre****14/0235/10** Decision Date: 07/04/2014**Proposal:** Single storey extension to kitchen.**Location:** 33 CLARENCE STREET, TON PENTRE, PENTRE, CF41 7LP**Penygraig****14/0159/10** Decision Date: 10/04/2014**Proposal:** Two storey full width rear extension (Amended Plans Received 10th March 2014)**Location:** 12 BLANCHE STREET, WILLIAMSTOWN, TONYPANDY, CF40 1NZ**14/0234/10** Decision Date: 14/04/2014**Proposal:** Two storey extension to form a kitchen and bedroom.**Location:** 46 BANK STREET, PENYGRAIG, TONYPANDY, CF40 1PJ**Porth****13/1345/10** Decision Date: 09/04/2014**Proposal:** Extension of existing garages to form one garage with a new access from lane (Amended plan received 28/02/14)**Location:** 71 CEMETERY ROAD, PORTH, CF39 0BH**14/0261/10** Decision Date: 10/04/2014**Proposal:** 1st floor extension to house.**Location:** 14 NYTHBRAN TERRACE, LLWYNCELYN, PORTH, CF39 9TW

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/04/2014 and 18/04/2014****Report for Development Control Planning Committee**

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**Tylorstown**

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**14/0092/10** Decision Date: 09/04/2014**Proposal:** Domestic garage for a private car and motorhome (Amended Plans Received 10th March 2014)**Location:** LAND OPPOSITE 16 & 17 ARFRYN TERRACE, TYLORSTOWN, FERNDALE, CF43 3DR

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**Town (Pontypridd)**

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**14/0273/10** Decision Date: 10/04/2014**Proposal:** Conservatory at rear of property.**Location:** 2 LLANWONNO CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EB

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**Trallwn**

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**14/0087/10** Decision Date: 16/04/2014**Proposal:** Alterations to existing dwelling and creation of additional independent unit of accommodation. Amended plans received 19/02/14.**Location:** 114 COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LH

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**Graig**

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**13/1292/07** Decision Date: 15/04/2014**Proposal:** Replacement, repair and refurbishment of station facilities and associated works, including new entrance canopy and footbridge.**Location:** PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

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**13/1293/12** Decision Date: 15/04/2014**Proposal:** Replacement, repair and refurbishment of station facilities and associated works, including new entrance canopy and footbridge (Listed Building Consent)**Location:** PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

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**Treforest**

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**14/0209/10** Decision Date: 15/04/2014**Proposal:** Surface the existing overspill carpark.**Location:** UNIVERSITY OF SOUTH WALES, GLYNTAFF CAMPUS, CEMETERY ROAD, GLYNTAFF, PONTYPRIDD.

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**Hawthorn**

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**14/0285/10** Decision Date: 17/04/2014**Proposal:** Single storey garage extension.**Location:** SPENCER COTTAGE, SPENCER PLACE, HAWTHORN, PONTYPRIDD, CF37 5AE

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/04/2014 and 18/04/2014****Report for Development Control Planning Committee**

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**Ffynon Taf**

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**14/0019/10** Decision Date: 09/04/2014**Proposal:** Subdivision of existing unit including external alterations and refurbishments. Palisade fencing to rear (Amended plans received 24/02/14).**Location:** ZENITH HOUSE, MOY ROAD, TAFFS WELL, CARDIFF, CF15 7QR

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**Llantwit Fardre**

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**14/0169/10** Decision Date: 08/04/2014**Proposal:** Convert detached garage to living space to create ancillary accommodation.**Location:** 2 ST BRIDES MANOR, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LR

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**14/0333/10** Decision Date: 17/04/2014**Proposal:** Detached double garage.**Location:** AGRICULTURAL DWELLING, LLEST FARM, LLANTWIT FARDRE, PONTYPRIDD CF38 2PW.

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**Church Village**

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**14/0220/10** Decision Date: 15/04/2014**Proposal:** Single storey rear extension.**Location:** 6 PASTEUR GROVE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GP

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**14/0298/19** Decision Date: 15/04/2014**Proposal:** Crown reduce 7 Alder Trees and cut back overhanging branches of 2 small Oak trees.**Location:** 5 ALLT Y WIWER, CHURCH VILLAGE, PONTYPRIDD, CF38 1BF

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**Tonteg**

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**14/0135/10** Decision Date: 10/04/2014**Proposal:** Garage extension to western side and single storey extension to rear.**Location:** 6 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EH

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**Beddau**

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**14/0319/09** Decision Date: 16/04/2014**Proposal:** Shower room extension.**Location:** 26 CASTELL-Y-MYNACH ROAD, BEDDAU, PONTYPRIDD, CF38 2BG

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**Pontyclun**

**14/0115/10** Decision Date: 15/04/2014

**Proposal:** Change of Use - increase in maximum limit of children for registered child minder from 6 to 10 children.

**Location:** 48 DOL Y LLAN, MISKIN, PONTYCLUN, CF72 8RY

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**Llanharry**

**14/0208/10** Decision Date: 15/04/2014

**Proposal:** Two storey extension to side elevation to provide a lounge and bedroom.

**Location:** 11 FFORDD HELYGEN, LLANHARRY, PONTYCLUN, CF72 9GJ

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**Llanharan**

**14/0122/10** Decision Date: 15/04/2014

**Proposal:** Side extensions

**Location:** 10 OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72 9FB

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Total Number of Delegated decisions is 32



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 07/04/2014 and 18/04/2014**

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**Talbot Green**

**14/0223/10**

Decision Date: 15/04/2014

**Proposal:** To change use of forecourt from commercial vehicle sales to hand car wash.

**Location:** COMMERCIAL CARAVANS, LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

**Reason: 1** The proposal would have a detrimental impact on the amenity of neighbouring properties due to the increased levels of noise and disturbance associated with the high volume and turnover of visiting traffic and the jet wash and valeting operation and is therefore contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 1

**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**

**1 MAY 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**