

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2014-2015**

**DEVELOPMENT CONTROL  
COMMITTEE  
19 JUNE 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No.12</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 21/04/2014 and 06/06/2014.

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

**2. RECOMMENDATION**

That Members note the information.

**APPEALS RECEIVED**

**APPLICATION NO:** 13/0726/10 (JB)  
**APPEAL REF:** A/14/2217869 AP.1159  
**APPLICANT:** Mr. Clement  
**DEVELOPMENT:** Laying pave yellow concrete slabs to patio area between garage and back of house.  
**LOCATION:** 30 BRYNHYFRYD TERRACE, FERNDAL, CF43 4LD  
**APPEAL RECEIVED:** 29/04/2014  
**APPEAL START DATE:** 14/05/2014

**APPLICATION NO:** 13/0803/10 (GD)  
**APPEAL REF:** V/14/2217984 AP.1158  
**APPLICANT:** Rhondda Housing Association  
**DEVELOPMENT:** Construction of 13no. social rented dwellings (Amended Plans Received 14th January 2014)  
**LOCATION:** LAND IMMEDIATELY SOUTH OF LLANHARAN RUGBY CLUB, OFF DAVID PLACE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9WG  
**APPEAL RECEIVED:** 06/03/2014  
**APPEAL START DATE:** 07/05/2014 - Referred to Welsh Ministers for decision

**APPLICATION NO:** 14/0148/19 (HE)  
**APPEAL REF:** 515969 AP.1160  
**APPLICANT:** Mrs. B Jones  
**DEVELOPMENT:** Application for tree works subject to a preservation order (TPO) - felling of Oak, Beech and Sycamore trees.  
**LOCATION:** 13 ASHGROVE, YNYSYBWL ROAD, PONTYPRIDD, CF37 3DW  
**APPEAL RECEIVED:** 21/05/2014  
**APPEAL START DATE:** 03/06/2014

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 13/0125/10 (EL)  
**APPEAL REF:** A/13/2205021 AP.1129  
**APPLICANT:** Ms D Pardoe  
**DEVELOPMENT:** Change of use from residential to residential and office use.  
**LOCATION:** TANGLEWOOD, 18 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ  
**DECIDED:** 09/07/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 06/09/2013  
**APPEAL DECIDED:** 29/05/2014  
**APPEAL DECISION:** Dismiss

**ENFORCEMENT NO:** EN/12/00123 (JW)

**APPEAL REF:** **C/13/2205026 RCT/AP/ENF.116**  
**APPLICANT:** Ms D Pardoe  
**REASON FOR ISSUE:** Without planning permission the change of use from residential to residential and office use  
**LOCATION:** TANGLEWOOD, 18 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ  
**APPEAL RECEIVED:** 06/09/2013  
**APPEAL DECIDED:** 17/09/2103  
**APPEAL DECISION** **Allowed on ground (g) subject to a variation of the notice**

**APPLICATION NO:** **13/0466/15** (DB)  
**APPEAL REF:** **A/14/2212351 AP.1148**  
**APPLICANT:** Tower Regeneration Ltd  
**DEVELOPMENT:** Variation of conditions 19, 20, 21, & 22 of planning approval 10/0292 to extend working hours on Saturday to 1600 Hours.  
**LOCATION:** TOWER SURFACE MINE, RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9UF  
**DECIDED:** 30/12/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 21/01/2014  
**APPEAL DECIDED:** 03/06/2014  
**APPEAL DECISION:** **Allow**

**APPLICATION NO:** **13/0658/10** (DB)  
**APPEAL REF:** **A/13/2206850 AP.1145**  
**APPLICANT:** Distributed Generation Ltd  
**DEVELOPMENT:** Installation of 500kW wind turbine (39m rotor, 50m tower) at Penrhiwfer Farm  
**LOCATION:** LAND ASSOCIATED WITH PENRHIWFER FARM, TONYPANDY, CF40 1SE  
**DECIDED:**  
**DECISION:** Against non-determination  
**APPEAL RECEIVED:** 08/10/2013  
**APPEAL DECIDED:** 29/04/2014  
**APPEAL DECISION:** **Dismiss**

**APPLICATION NO:** **13/0841/10** (MF)  
**APPEAL REF:** **A/14/2215365 AP.1154**  
**APPLICANT:** Mrs. A Ball  
**DEVELOPMENT:** Erection of a single storey extension to the rear.  
**LOCATION:** 16 JEFFREY STREET, CAEGARW, MOUNTAIN ASH, CF45 4BS  
**DECIDED:** 20/02/2014  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 13/03/2014  
**APPEAL DECIDED:** 19/05/2014  
**APPEAL DECISION:** **Allowed With Conditions**

**APPLICATION NO:** **13/1031/10** (MF)

**APPEAL REF:** A/14/2215269 AP.1152  
**APPLICANT:** Mrs. J Walsh  
**DEVELOPMENT:** Raised Patio (Retrospective)  
**LOCATION:** 16 BASSETT STREET, ABERCYNON, MOUNTAIN ASH,  
CF45 4SP  
**DECIDED:** 21/01/2014  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 12/03/2014  
**APPEAL DECIDED:** 19/05/2014  
**APPEAL DECISION:** **Dismiss**

**APPLICATION NO:** 13/1169/10 (BJW)  
**APPEAL REF:** 14/A/2215730 AP.1156  
**APPLICANT:** Mr. V Davies  
**DEVELOPMENT:** Two storey rear extension on Bryn Ysgol & Ty Mizpah.  
**LOCATION:** BRYN YSGOL & TY MIZPAH, PENRHIWFER ROAD,  
PENRHIWFER, TONYPANDY, CF40 1SJ  
**DECIDED:** 08/01/2014  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 20/03/2014  
**APPEAL DECIDED:** 23/05/2014  
**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: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Hirwaun****14/0168/09** Decision Date: 02/05/2014**Proposal:** Rear dormer extension (Certificate of Lawful Development)**Location:** 4 GARTH GROVE, HIRWAUN, ABERDARE, CF44 9SD**14/0271/10** Decision Date: 15/05/2014**Proposal:** Erection of 2 storey rear extension and associated construction works.**Location:** RAILWAY VIEW COTTAGE, CHALLIS ROW, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9RU**14/0445/10** Decision Date: 30/05/2014**Proposal:** Two storey side and rear extensions, single storey side extension and re-siting of existing conservatory.**Location:** 8 BRECON CLOSE, HIRWAUN, ABERDARE, CF44 9NR**14/0569/19** Decision Date: 04/06/2014**Proposal:** Crown reduction - 20%-25%, crown lift - 5 metres. Remove dead wood, de-ivy and cut back any old stbs (TPO No. 3 - 1995).**Location:** 12 & 13 GARTH GROVE, HIRWAUN, ABERDARE, CF44 9SD**Penywaun****13/0860/10** Decision Date: 23/04/2014**Proposal:** Removal of gabion baskets, minor regrading works to embankment and installation of erosional matting (Amended description and additional information provided 27/02/14.)**Location:** LAND AT HIRWAUN ROAD, HIRWAUN, ABERDARE, CF44 9HW.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****14/0294/09** Decision Date: 16/05/2014**Proposal:** To demolish a redundant garage and construct an additional room and shower room.**Location:** SHEILING, WAYNE STREET, GADLYS, ABERDARE, CF44 8DT**14/0313/10** Decision Date: 20/05/2014**Proposal:** Single storey rear extension.**Location:** WOODLANDS, 10 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RD**14/0334/10** Decision Date: 12/05/2014**Proposal:** Single storey front porch and front canopy.**Location:** 7 SYCAMORE CLOSE, LANDARE, ABERDARE, CF44 8YD**14/0422/10** Decision Date: 06/05/2014**Proposal:** Erect single storey dining room extension to the rear of the property and internal alterations.**Location:** 66 BRONIESTYN TERRACE, TRECYNON, ABERDARE, CF44 8EG**14/0453/19** Decision Date: 16/05/2014**Proposal:** Crown reduction of a single Sycamore tree between 25% to 30%. Tidying up of old cuts and dead wooding.**Location:** PLASMARL, CWMYNYSMINTAN ROAD, LLWYDCOED, ABERDARE, CF44 0UP**Aberdare East****14/0308/10** Decision Date: 19/05/2014**Proposal:** Home shopping extension to existing retail store comprising admin block, loading canopy and fence to servicing area**Location:** TESCO SUPERSTORE, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL**14/0350/01** Decision Date: 20/05/2014**Proposal:** To erect flag pole and flag.**Location:** ST MARGARETS PRIMARY SCHOOL, TY FRY, ABERDARE, CF44 7PP**Cwmbach****14/0329/10** Decision Date: 12/05/2014**Proposal:** Two storey extension to side.**Location:** 61 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DN

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Abercynon****14/0277/01** Decision Date: 14/05/2014**Proposal:** To illuminate existing fascia sign and install illuminated projecting sign.**Location:** 15 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RE**14/0281/15** Decision Date: 29/04/2014**Proposal:** Variation of Condition 3 of planning approval 13/1200 to extend the opening hours from 11am to 10pm Monday to Sunday.**Location:** 20 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RE**14/0307/10** Decision Date: 22/05/2014**Proposal:** Single storey rear extension to replace existing lean to and first floor rear extension**Location:** 72 CARDIFF ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4PN**14/0462/10** Decision Date: 23/05/2014**Proposal:** Single storey extension.**Location:** 50 GROVERS FIELD, ABERCYNON, MOUNTAIN ASH, CF45 4PQ**Ynysybwl****14/0291/10** Decision Date: 28/04/2014**Proposal:** 2 storey side extension including garage conversion**Location:** 10 HEOL PEN-Y-PARC, COED-Y-CWM, PONTYPRIDD, CF37 3JL**14/0297/10** Decision Date: 02/05/2014**Proposal:** Two storey extension to front/side of existing dwelling.**Location:** 8 MAES GLAS, COED-Y-CWM, PONTYPRIDD, CF37 3EJ**Aberaman North****14/0295/10** Decision Date: 02/05/2014**Proposal:** New domestic garage.**Location:** 27 HILL STREET, ABERAMAN, ABERDARE, CF44 6YG**14/0434/01** Decision Date: 03/06/2014**Proposal:** Manufacture and install 2 fascia's, 5 digitally printed window graphics, 2 ATM signs, and 1 projecting sign.**Location:** ABERAMAN DISCOUNT FOODSTORE, 25-28 LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee**

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**Aberaman South**

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**14/0259/10**

Decision Date: 15/05/2014

**Proposal:** Two storey extension to side including timber decking to front and side, new bay window to front and raised platform to the rear of the property.**Location:** 1 NORTH VIEW TERRACE, ABERAMAN, ABERDARE, CF44 6BJ

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**14/0322/10**

Decision Date: 16/05/2014

**Proposal:** Change of use from Public Library (D1) to Dwellinghouse (C3)**Location:** 6 FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NS

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**14/0324/10**

Decision Date: 04/06/2014

**Proposal:** Two storey extension to rear**Location:** 10 KINGSBURY PLACE, CWMAMAN, ABERDARE, CF44 6LH

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**14/0526/30**

Decision Date: 29/05/2014

**Proposal:** Construction of new stoned forest tracks and upgrading of 3 existing tracks.**Location:** ST GWYNNO FOREST, BETWEEN FERNHILL AND CWMAMAN.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Treherbert****13/1315/09** Decision Date: 30/04/2014**Proposal:** Lawful Development Certificate for an Existing Use as a dwelling.**Location:** COTTAGE AT TY DRAW FARM, BLAENCWM, TREORCHY, CF42 5DW.**14/0213/10** Decision Date: 23/04/2014**Proposal:** Demolition and replacement of private garage.**Location:** LAND OFF DAVID STREET, BLAENRHONDDA.**14/0554/10** Decision Date: 30/05/2014**Proposal:** Garden store and toilet.**Location:** 3 BRYNFEDWEN CLOSE, TREHERBERT, TREORCHY, CF42 5PB**Treorchy****14/0224/10** Decision Date: 23/04/2014**Proposal:** Erection of 3 no. private garages - change of use of waste land.**Location:** LAND TO THE REAR OF 36 BRYNHYFRYD, YNYSWEN, TREORCHY.**14/0389/10** Decision Date: 06/05/2014**Proposal:** Single storey rear extension.**Location:** 34 LOWER TERRACE, CWMPARC, TREORCHY, CF42 6HP**Pentre****14/0310/10** Decision Date: 19/05/2014**Proposal:** Extensions to School Building to include new glass roof conservatory and tiled roof rest room area.**Location:** TON PENTRE INFANTS SCHOOL, SCHOOL STREET, TON PENTRE, PENTRE, CF41 7LS**Ystrad****14/0303/10** Decision Date: 14/05/2014**Proposal:** Two storey 4 bedroom detached dwelling**Location:** LAND ADJACENT TO ROSE COTTAGE, YSTRAD ROAD, PENTRE, CF41 7PY.**14/0470/10** Decision Date: 23/05/2014**Proposal:** Three storey full width extension.**Location:** 218 TYNTYLA ROAD, YSTRAD, PENTRE, CF41 7SG

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee**

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**Penygraig****14/0321/10** Decision Date: 06/05/2014**Proposal:** Erection of a detached garage at rear.**Location:** 58 MIKADO STREET, PENYGRAIG, TONYPANDY, CF40 1EH

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**Porth****14/0390/10** Decision Date: 28/05/2014**Proposal:** Erect lock up garage at rear and erect full width single storey rear extension.**Location:** 20 PARK CRESCENT, PORTH, CF39 9DA

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**14/0401/01** Decision Date: 20/05/2014**Proposal:** Install new fascia signage and new projecting sign. Install one internal window graphic on suspended Tagi system to shopfront window.**Location:** GREGGS, 69 HANNAH STREET, PORTH, CF39 9PY

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**Cymmer****14/0375/10** Decision Date: 02/06/2014**Proposal:** Log cabin to the rear of property**Location:** 5 CWRT Y MYNYDD, TREBANOG, PORTH, CF39 9DW

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**Tylorstown****14/0206/10** Decision Date: 02/06/2014**Proposal:** External insulation with rendered finish.**Location:** TY CAPEL ZION, FERNDAL ROAD, TYLORSTOWN, FERNDAL

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**14/0255/10** Decision Date: 14/05/2014**Proposal:** Replacement Gas pressure Reduction Station.**Location:** LANE LEADING TO RHONDDA GOLF CLUB, PENRHYS, FERNDAL, CF43 3PW

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**14/0424/10** Decision Date: 02/06/2014**Proposal:** Construction of a block of 10 garages.**Location:** SITE OF FORMER PUBLIC HOUSE, STANLEY SQUARE, FERNDAL

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014**

**Report for Development Control Planning Committee**

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**Ferndale**

**14/0447/10** Decision Date: 23/05/2014

**Proposal:** Two storey rear extension

**Location:** 10 WOOD STREET, FERNDALE, CF43 4HG

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**14/0532/09** Decision Date: 22/05/2014

**Proposal:** Demolish existing extension and erection of new orangery.

**Location:** 40 BRYNGOLEU CRESCENT, FERNDALE, CF43 4LT

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**Maerdy**

**14/0338/10** Decision Date: 24/04/2014

**Proposal:** Proposal for a small 10m lattice mast on the Maerdy Windfarm site, located between the substation and wind turbine 8 to provide a 2Mb (or above) broadband service to Maerdy Windfarm.

**Location:** MAERDY WINDFARM, RHIGOS, CF44 6TF

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Cilfynydd****14/0085/10** Decision Date: 05/06/2014**Proposal:** Change of Use from A1 (Shop) to an A3 (Restaurant and Cafe)**Location:** 14 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NN**Town (Pontypridd)****13/0995/12** Decision Date: 23/04/2014**Proposal:** Erection of 8 no. advert banners. 6 to the southern facade and 2 to the eastern facade (Listed Building Consent).**Location:** INDOOR MARKET CHURCH STREET PONTYPRIDD CF37 2TH**14/0288/10** Decision Date: 08/05/2014**Proposal:** Construction of a first floor rear extension and detached garage/store room.**Location:** 10 PEN-Y-DARREN CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2ES**14/0292/10** Decision Date: 01/05/2014**Proposal:** Two storey rear extension with internal modifications and modifications to existing garage.(Amended plan received 26/03/14)**Location:** GLENVIEW, 59 GRAIGWEN ROAD, GRAIGWEN, PONTYPRIDD, CF37 2EG**Rhondda****14/0317/10** Decision Date: 08/05/2014**Proposal:** Dormer extensions and rear single storey extension.**Location:** 71 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EN**14/0388/10** Decision Date: 15/05/2014**Proposal:** Swimming pool enclosure to existing outdoor pool.**Location:** FORESTRY LODGE, LLANDRAW WOODS, MAESYCOED, PONTYPRIDD, CF37 1EX**Graig****14/0394/10** Decision Date: 20/05/2014**Proposal:** Two storey rear extension.**Location:** 35 PHILLIP STREET, GRAIG, PONTYPRIDD, CF37 1LY

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee**

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**Treforest****14/0254/10** Decision Date: 02/05/2014**Proposal:** Retrospective dry room/store**Location:** LAND ADJACENT TO CENTRAL GUEST HOUSE, STOW HILL, TREFOREST, PONTYPRIDD, CF37 1RZ

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**14/0286/10** Decision Date: 25/04/2014**Proposal:** First floor extension above existing kitchen (Amended plans received 2/4/14).**Location:** 41 OXFORD STREET, TREFOREST, PONTYPRIDD, CF37 1RU

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**14/0309/10** Decision Date: 19/05/2014**Proposal:** Change of Use from Offices to Residential Use**Location:** 14 LLANTWIT ROAD, TREFOREST, PONTYPRIDD, CF37 1TR

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**14/0602/23** Decision Date: 28/05/2014**Proposal:** Demolition of single storey modular timber frame building and lightweight cladding panels (Prior Notification)**Location:** UNIVERSITY OF SOUTH WALES, LLANTWIT ROAD, TREFOREST, PONTYPRIDD, CF37 1TR

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**Rhydyfelin Central****14/0257/10** Decision Date: 02/05/2014**Proposal:** Shower room extension to rear and erection of gate pillar to front of property**Location:** 4 ILAN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PN

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Hawthorn****14/0228/10** Decision Date: 23/04/2014**Proposal:** Amended design to approved dwelling to include conservatory to Plot 1 of Alexon House development.**Location:** PLOT 1, ALEXON WAY DEVELOPMENT SITE, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AB**14/0238/10** Decision Date: 20/05/2014**Proposal:** Convert existing garage into bedroom/bathroom. Ramped access to front, extra car park space to existing front drive.**Location:** 16 HEOL TYMAEN, UPPER BOAT, PONTYPRIDD, CF37 5AJ**14/0249/09** Decision Date: 23/04/2014**Proposal:** Lawful Development Certificate for the occupation of Penygroes Bungalow, as a residential unit (without complying with an agricultural occupancy condition)**Location:** PEN Y GROES BUNGALOW, GROESWEN, CARDIFF, CF15 7UU**14/0342/10** Decision Date: 19/05/2014**Proposal:** Alteration of approved dwelling to include rear conservatory extension.**Location:** PLOT 46, MILFORD PARK, OFF DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5PQ**14/0385/23** Decision Date: 29/04/2014**Proposal:** Prior notification of proposed demolition of single storey library and single storey communal building and two storey sheltered housing unit**Location:** SITE OF LIBRARY CLOSE AND RHYDYFELIN LIBRARY, LIBRARY CLOSE, RHYDYFELIN, PONTYPRIDD**Ffynon Taf****14/0258/09** Decision Date: 14/05/2014**Proposal:** Summer room to rear of property (application for a Lawful Development Certificate).**Location:** 3 TAI DUFFRYN, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TS**14/0335/10** Decision Date: 13/05/2014**Proposal:** Single storey extension to existing dwelling.**Location:** 110 RHIW'R DDAR, TAFFS WELL, CARDIFF, CF15 7PB**14/0448/09** Decision Date: 28/05/2014**Proposal:** Single storey extension to side.**Location:** 1 QUEENSWAY, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TH

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Llantwit Fardre****13/1000/10** Decision Date: 12/05/2014**Proposal:** Proposed two storey extension also including additional parking to front.**Location:** 5 HILLSIDE COURT, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PE**14/0172/10** Decision Date: 20/05/2014**Proposal:** Amendment to dwelling (Plot 3) granted under planning application reference 11/0586/10, alteration to room sizes.**Location:** PLOT 3, LAVENDER GROVE, EFAIL ISAF, PONTYPRIDD, CF38 1AL**14/0240/10** Decision Date: 25/04/2014**Proposal:** Side and rear extensions.**Location:** HAFOD LLIW, 117 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AA**14/0268/19** Decision Date: 30/04/2014**Proposal:** Removal of lower limbs to raise crown and crown reduction of Oak Trees in rear garden.**Location:** 10 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ**14/0280/10** Decision Date: 08/05/2014**Proposal:** First floor extension above garage & utility room to create lounge.**Location:** 39 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ**14/0312/10** Decision Date: 20/05/2014**Proposal:** Two separate single storey extensions and conversion of existing garage into a habitable room.**Location:** THE LODGE, HENDRESCYTHAN, CREIGIAU, CARDIFF, CF15 9NN.**14/0318/09** Decision Date: 14/05/2014**Proposal:** Single storey extension to rear (Certificate of Lawful Development)**Location:** 17 MALUS AVENUE, CHANDLERS REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PZ**14/0439/10** Decision Date: 02/06/2014**Proposal:** Amendment to dwelling (plot 2) granted under planning permission 11/0586/10 to reposition garage and reorientate main dwelling inside curtilage.**Location:** PLOT 2, LAVENDER GROVE, EFAIL ISAF, PONTYPRIDD, CF38 1AL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Church Village****14/0278/10** Decision Date: 14/05/2014**Proposal:** Conversion of integrated garage into residential living.**Location:** 21 CAE'R GERDDI, CHURCH VILLAGE, PONTYPRIDD, CF38 1UQ**14/0323/10** Decision Date: 08/05/2014**Proposal:** Garage conversion.**Location:** 27 NIGHTINGALE GARDENS, CHURCH VILLAGE, PONTYPRIDD, CF38 1GB**14/0327/10** Decision Date: 21/05/2014**Proposal:** Demolish damaged retaining wall to car park, replace with new lower wall and excavate retained soil to reduce pressure on newly erected wall**Location:** LLOYDS TSB, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RL**14/0402/23** Decision Date: 01/05/2014**Proposal:** Prior notification of proposed demolition of 3 blocks of two storey residential flats**Location:** 1-18 SPRINGFIELD COURT, TY GWYN ROAD, CHURCH VILLAGE**14/0514/10** Decision Date: 28/05/2014**Proposal:** Conversion of garage into dining room.**Location:** 31 CAE'R GERDDI, FOXFIELDS, UPPER CHURCH VILLAGE, PONTYPRIDD, CF38 1UQ**Tonteg****14/0384/10** Decision Date: 23/05/2014**Proposal:** Bungalow conversion to a two storey dwelling and extended fence at side of property**Location:** 98 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EW**14/0465/10** Decision Date: 23/05/2014**Proposal:** Construction of a two storey extension and change of roof type from flat to sloping on existing single storey extension at rear**Location:** 18 FFORDD GERDINAN, TONTEG, PONTYPRIDD, CF38 1ER**Tonyrefail West****14/0517/10** Decision Date: 29/05/2014**Proposal:** Single storey rear extension with associated retaining works.**Location:** 55 BEECH WOOD DRIVE, TONYREFAIL, PORTH, CF39 8JL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Tonyrefail East****14/0408/23** Decision Date: 28/05/2014**Proposal:** Demolition works of the former club, a single storey building with flat and mono pitch roof of brick construction.**Location:** FORMER TONYREFAIL NON POLITICAL CLUB, MILL STREET, TONYREFAIL, PORTH, CF39 8AE**Beddau****13/1012/10** Decision Date: 06/05/2014**Proposal:** Extension for bedroom over integrated garage with single storey kitchen/diner to rear elevation and retaining wall to side of property. (Additional plans received 24/03/14)**Location:** 6 HEOL FAENOR, BEDDAU, PONTYPRIDD, CF38 2JN**14/0201/10** Decision Date: 01/05/2014**Proposal:** Extension to porch to front of property**Location:** 30 HEOL DDEUSANT, BEDDAU, PONTYPRIDD, CF38 2LA**14/0231/10** Decision Date: 29/04/2014**Proposal:** Single storey side and rear extensions, porch to front elevation and detached garage**Location:** AROSFA, BRYNTEG, PONTYCLUN, CF72 8LR**14/0241/10** Decision Date: 01/05/2014**Proposal:** Single storey rear extension to replace conservatory. (Amended plan received 28/03/14)**Location:** 40 LLANTRISANT ROAD, BEDDAU, PONTYPRIDD, CF38 2BD**14/0495/10** Decision Date: 28/05/2014**Proposal:** Extension to existing attached garage.**Location:** 13 CWRT FAENOR, BEDDAU, PONTYPRIDD, CF38 2JL**14/0504/10** Decision Date: 29/05/2014**Proposal:** Dormer to roof facing street and rear dormer. (Amended plans received 19/05/14)**Location:** 43 HEOL CLWYDDAU, BEDDAU, PONTYPRIDD, CF38 2LW**Town (Llantrisant)****14/0260/10** Decision Date: 25/04/2014**Proposal:** Single storey rear extension to replace defective conservatory.**Location:** 6 CLOS-Y-CARW, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BP**14/0450/30** Decision Date: 02/06/2014**Proposal:** Replacement barn for storage of winter feeds and farm vehicles.**Location:** LAND AT MALT HOUSE FARM, HEOL LAS, LLANTRISANT, PONTYCLUN, CF728EG

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Talbot Green****14/0515/19** Decision Date: 04/06/2014**Proposal:** To fell two Beech Trees.**Location:** 22 PINE COURT, FOREST HILLS, TALBOT GREEN, PONTYCLUN, CF72 8LA**Pontyclun****14/0352/10** Decision Date: 14/05/2014**Proposal:** Single storey side extension replacing garage**Location:** 14 TALYGARN DRIVE, BRYNSADLER, PONTYCLUN, CF72 9BY**14/0410/10** Decision Date: 22/05/2014**Proposal:** 2 storey rear extension.**Location:** 6 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH**14/0421/10** Decision Date: 20/05/2014**Proposal:** Two storey side extension and associated alteration works.**Location:** 1 GLAN CREIGIAU, GROESFAEN, PONTYCLUN, CF72 8RU**14/0446/10** Decision Date: 05/06/2014**Proposal:** Erection of two houses - revision to planning consent 12/0247/10 to change roof profile by adding a gable to front elevation**Location:** MOUNTAIN VIEW, LLANTRISANT ROAD, GROESFAEN, PONTYCLUN, CF72 8NJ**Llanharan****14/0379/30** Decision Date: 25/04/2014**Proposal:** Forestry works for proposed track to allow forestry vehicles safe access.**Location:** LLANHARAN WOODLAND SYNDICATE, LLANHARAN WOODS, LLANHARAN, PONTYCLUN, CF72 9NH**14/0455/10** Decision Date: 22/05/2014**Proposal:** Single storey side extension**Location:** 12 ST LUKE'S CLOSE, LLANHARAN, PONTYCLUN, CF72 9ST

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/04/2014 and 06/06/2014**

**Report for Development Control Planning Committee**

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**Brynna**

**13/0972/10**                      Decision Date: 02/05/2014

**Proposal:** Additional storage steel container (including changing, shower room and toilet) perimeter handrails and 2 x dugouts.

**Location:** LLANILID PARK, BRYNCAE, LLANHARAN, PONTYCLUN.

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**14/0351/10**                      Decision Date: 06/05/2014

**Proposal:** Extension over garage and part garage conversion

**Location:** 17 AUTHORS PLACE, LLANHARAN, PONTYCLUN, CF72 9UR

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**14/0444/09**                      Decision Date: 28/05/2014

**Proposal:** Single storey extension to provide new kitchen, utility room and wc.

**Location:** 238 MEADOW RISE, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9TP

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Total Number of Delegated decisions is 98

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 21/04/2014 and 06/06/2014**

**Report for Development Control Planning Committee**

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**Aberdare East**

**14/0164/01** Decision Date: 02/05/2014

**Proposal:** Display of multiple advertisements (Retrospective)

**Location:** TESCO SUPERSTORE, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

**Reason: 1** The proposed advertisements as a result of their number, size, design and siting would form an unsympathetic development, which contributes to an appearance of visual clutter and detracts from the character and appearance of the site and immediate area.

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**14/0400/10** Decision Date: 19/05/2014

**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 and the area as a whole. As such the development is contrary to Policies AW5, AW6 and 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 of the proposals upon the archaeological interests at the site. As such the development is contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

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**Ynysybwl**

**14/0262/10** Decision Date: 14/05/2014

**Proposal:** New double garage and store and new stables.

**Location:** THE BARN, GELLI WRGAN FARM, GELLI-WRGAN ROAD, YNYSYBWL, PONTYPRIDD, CF37 3PG

**Reason: 1** The proposed development would be contrary to Policies AW 2, AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan in that it is sporadic, unjustified, insensitive and inappropriate development in the countryside.

**Reason: 2** The proposed development by virtue of its design, scale and materials would be harmful to the rural character and appearance of the area, particularly the Special Landscape Area, and would therefore be contrary to Policies AW 5, AW 6, AW 8 and NSA 25 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee****Aberaman North****12/0585/10** Decision Date: 01/05/2014**Proposal:** Detached three bedroom dwelling house.**Location:** LAND REAR OF 217 - 219 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RG.**Reason: 1** The proposed development will remove the off-street parking provision for application 05/1684 on this site that will generate additional on-street parking where there is already considerable demand particularly along the B4275 Cardiff Road, to the detriment of highway safety and free flow of traffic contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Trealaw****14/0377/13** Decision Date: 02/06/2014**Proposal:** Erection of a bungalow.**Location:** LAND AT WENGRAIG ROAD, TREALAW, TONYPANDY.**Reason: 1** The proposed development represents unjustified development outside the settlement boundary in an area designated for local importance (SINC designation) and is therefore contrary to policy NSA 12 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed development, arising from its siting, scale and design, would constitute insensitive and inharmonious development that would be inappropriate and harmful to the existing character and appearance of the area. As such the proposed development is contrary to Policies AW 5, AW 6, NSA 12 and NSA 25 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** The proposed development would have a harmful impact on highway safety, contrary to policies AW 5 and NSA 12 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

The residential streets leading to the site are sub-standard to cater for further intensification of use generated by the proposed development.

The proposed development will generate vehicular reversing movements along the residential streets leading to the site to the detriment of highway and pedestrian safety.

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

The proposed development will generate additional on-street parking by calling delivery and service vehicles, obstructing the free flow of traffic to the detriment of the safety of all highway users.

**Reason: 4** Insufficient information has been submitted with the planning application to determine the likely impact of the development proposal on protected or priority species. As such, the scheme fails to accord with Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee**

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**Glyncoch****14/0148/19** Decision Date: 30/04/2014**Proposal:** Application for tree works subject to a preservation order (TPO) - felling of Oak, Beech and Sycamore trees.**Location:** 13 ASHGROVE, YNYSYBWL ROAD, PONTYPRIDD, CF37 3DW**Reason: 1** To preserve the trees in this location as set out by the Tree Preservation Order and Town and Country Planning Act 1999.

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**Hawthorn****14/0399/10** Decision Date: 22/05/2014**Proposal:** Replace single storey annexe with two storey extension**Location:** FFYNNONBWLA FARM, FFYNNONBWLA ROAD, UPPER BOAT, PONTYPRIDD, CF37 5BJ**Reason: 1** The extension by reasons of its siting, size, scale, design and location within a Special Landscape Area would result in detrimental impact on the character and appearance of the dwelling and the area as a whole. As such it would be contrary to Policies AW5, AW6, AW7 and SSA23 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance: A Design Guide for Householder Development.

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**Ffynon Taf****13/0808/15** Decision Date: 16/05/2014**Proposal:** Removal of condition 1 of consent to allow unrestricted residential use of the building.**Location:** CASTLE HEIGHTS HOUSE, HEOL PEN Y BRYN, BLAENGWYNLAIS, CAERPHILLY, CF83 1NG.**Reason: 1** Insufficient and conflicting information has been submitted to demonstrate that it is no longer necessary for the occupation and use of the dwelling to be tied to the use of the land at the former Castell Heights Golf Club, as required by condition 1 of application reference number 56/88/1005. Therefore, on present evidence, it is considered that the proposal would represent an unrestricted residential use outside of the defined settlement boundary that would constitute sporadic, unjustified and unsustainable development in the countryside. The development is therefore contrary to Policies AW2, AW5 and AW9 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 21/04/2014 and 06/06/2014****Report for Development Control Planning Committee**

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**Tonteg****14/0195/10** Decision Date: 06/06/2014**Proposal:** Two storey side extension for offices and first floor flat and detached garage.**Location:** MADDISON HOUSE, MAIN ROAD, TONTEG, PONTYPRIDD.**Reason: 1** The proposed development would be contrary to Policies AW 1, 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.**Tonyrefail East****13/1043/10** Decision Date: 19/05/2014**Proposal:** Fitting kitchen canopy with extract flue.**Location:** 25 MILL STREET, TONYREFAIL, PORTH, CF39 8AB**Reason: 1** The extraction flue is considered to represent a harmful form of development in terms of its impact on the amenities of adjoining residential properties, as a result of its unsatisfactory means of odour control. As such, the development is considered contrary to the requirements of Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.**Talbot Green****14/0217/10** Decision Date: 15/05/2014**Proposal:** Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy.**Location:** TESCO EXTRA, GREEN PARK, TALBOT GREEN, PONTYCLUN, CF72 8RB**Reason: 1** The proposal would have a significant adverse impact on the amenity of nearby residential properties due to the increased levels of noise and general disturbance associated with the car wash and valeting use. As such, the proposal is contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 11

## Planning Enforcement Activity : May 2014

<b>Cases</b>	Received		50			
	Resolved		56			
	Ongoing		290			
	12 week target (75%)		73%	Within 41	Outside 15	
	Complaint acknowledgement target		50%	Within 16	Outside 16	
	Site visit target		86%	Within 30	Outside 5	
	Priority	1	-			
2		18				
3		32				
<b>Source</b>	AM/MP		-			
	Anonymous		10			
	Councillor		3			
	Internal/Pro-Active		14			
	Public		23			
<b>Type</b>	Advert		-	Listed building/Con Area Consent	-	
	Engineering operations		3	Not in accordance with approved plans / pre-commence conditions	6	
	Change of use		4	Operational development	10	
	Householder		24	S106	-	
	Breach of Condition Notice		2	S215 Untidy land / buildings	1	
<b>Resolution</b>	Remedied		15			
	No breach		22			
	Not expedient		-			
	Referred to Planning Officer		6			
	Planning application		12			
	Notice served	Enforcement		-		
		Breach of Condition		1		
S.215 (untidy land)		-				

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Enforcement Delegated decisions made between 01/05/2014 and 31/05/2014**

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**EN/14/00140**

**Decision:** Notice Served

**Breach:** BoC Hours of operation

**Location:** Alexon Way Development Site, Cardiff Road, Rhydyfelin, Pontypridd, CF37 5BN

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**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**

**19 JUNE 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**