

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
7 AUGUST 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 04/07/2014 and 25/07/2014.

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.

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

7 AUGUST 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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/07/2014 and 25/07/2014****Report for Development Control Planning Committee****Hirwaun****14/0625/10** Decision Date: 11/07/2014**Proposal:** Single storey side extension**Location:** 26 DEVONSHIRE DRIVE, HIRWAUN, ABERDARE, CF44 9SE**14/0782/10** Decision Date: 16/07/2014**Proposal:** Single storey rear extension**Location:** 94A BRECON ROAD, HIRWAUN, ABERDARE, CF44 9NS**Aberdare West/Llwydcoed****14/0491/10** Decision Date: 08/07/2014**Proposal:** 2nd storey extension on top of existing kitchen**Location:** 2 HOWELLS ROW, QUEEN STREET, CWMDARE, ABERDARE, CF44 8TU**14/0725/19** Decision Date: 07/07/2014**Proposal:** 30% crown reduction of 1 Lime and 1 Scots Pine Tree. Upto 50% thinning of Sycamore species within woodland.**Location:** 'WOODLANDS', 6 PLASMARL, LLWYDCOED, ABERDARE, CF44 0UD**14/0770/30** Decision Date: 07/07/2014**Proposal:** Prior notification of forestry development - proposed upgrade of existing tracks & section of new track**Location:** COUPE 99153 CEFN RHOS GWAWR, NR ABERDARE**Cwmbach****14/0653/10** Decision Date: 11/07/2014**Proposal:** Construction of spectators stand.**Location:** FOOTBALL GROUND, BLAENNANTYGROES ROAD, CWMBACH, ABERDARE, CF44 0EA**Abercynon****14/0812/10** Decision Date: 24/07/2014**Proposal:** Two storey extension to side and conservatory at rear.**Location:** 50 NANT-Y-FEDW, ABERCYNON, MOUNTAIN ASH, CF45 4LS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/07/2014 and 25/07/2014****Report for Development Control Planning Committee****Aberaman North****14/0395/10** Decision Date: 16/07/2014**Proposal:** Single storey extension and double garage to rear**Location:** 36 NEW STREET, GODREAMAN, ABERDARE, CF44 6DY**14/0781/10** Decision Date: 16/07/2014**Proposal:** Garage to rear of property**Location:** 104 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6UT**Treorchy****13/1297/10** Decision Date: 09/07/2014**Proposal:** New two storey dwelling (Amended Plans and Information Received 30.01.2014)**Location:** GLYNCOLI FARM, GLYNCOLI ROAD, TREORCHY, CF42 6SF**14/0624/10** Decision Date: 16/07/2014**Proposal:** Two storey extension inc. detached garage.**Location:** 108 DUMFRIES STREET, TREORCHY, CF42 6TS**Ystrad****14/0746/10** Decision Date: 23/07/2014**Proposal:** Rear two storey full width extension and domestic garage.**Location:** 3 REDFIELD STREET, YSTRAD, PENTRE, CF41 7RE**Llwynypia****14/0302/10** Decision Date: 24/07/2014**Proposal:** To develop a small scale standby electricity generation plant at the site in Tonypandy (Updated Planning Noise Assessment Received 03/06/14)**Location:** EX GAS WORKS, OFF LLWYNYPPIA ROAD, TONYPANDY CF40 2ET**14/0615/10** Decision Date: 22/07/2014**Proposal:** Ground floor and first floor rear infill extensions and increase to extension roof height.**Location:** 7 WILLIAMS STREET, LLWYNYPPIA, TONYPANDY, CF40 2NE**14/0670/01** Decision Date: 15/07/2014**Proposal:** Single sided banner**Location:** ASDA SUPERSTORE, LLWYNYPPIA ROAD, LLWYNYPPIA, TONYPANDY, CF40 2JQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/07/2014 and 25/07/2014****Report for Development Control Planning Committee****Porth****14/0396/10** Decision Date: 17/07/2014**Proposal:** Change of use from office to residential ground floor flat.**Location:** COMMUNITY SAFETY OFFICE, 42 APPLETREE AVENUE, DINAS, TONYPANDY, CF40 1JH**Cymmer****14/0747/08** Decision Date: 17/07/2014**Proposal:** Removal of existing steel canopy and external store to extend an existing classroom**Location:** CYMMER INFANT SCHOOL, GRAIGWEN ROAD, CYMMER, PORTH, CF39 9HA**Ferndale****14/0475/12** Decision Date: 08/07/2014**Proposal:** Installation of a W.C, emergency lighting and safety rail to balcony. Replacement of two windows and reinstatement of pews and panelling.**Location:** PENUEL CHAPEL METHODISTIAID CALFINAIDD, DYFFRYN STREET, FERNDAL**14/0580/10** Decision Date: 17/07/2014**Proposal:** Detached garage**Location:** LAND OPPOSITE NO'S 55 AND 56 LONG ROW, BLAENLLECHAU, FERNDAL**14/0810/10** Decision Date: 15/07/2014**Proposal:** 2 storey rear extension.**Location:** 10 WOOD STREET, FERNDAL, CF43 4HG**Maerdy****14/0706/10** Decision Date: 22/07/2014**Proposal:** New domestic garage to the rear of property.**Location:** 13 ROYAL COTTAGES, MAERDY ROAD, MAERDY, FERNDAL, CF43 4AY**14/0784/08** Decision Date: 09/07/2014**Proposal:** Addition of conservatory extension (on dwarf wall) attached to an existing store room (Certificate of Lawful Development)**Location:** MAERDY COMMUNITY JUNIOR SCHOOL, GRAIG WEN, MAERDY, FERNDAL, CF43 4TW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/07/2014 and 25/07/2014****Report for Development Control Planning Committee****Town (Pontypridd)****14/0546/12** Decision Date: 17/07/2014**Proposal:** Change of use of office to 2 residential flats and Internal alterations. Minor external alterations to provide new access via a new external stair and converting a window into a door.**Location:** FIRST FLOOR, 3A CHURCH STREET, PONTYPRIDD, CF37 2TH**14/0720/10** Decision Date: 22/07/2014**Proposal:** Demolition of the existing garage and erection of a two storey side extension**Location:** 5 SUNNYSIDE, PONTYPRIDD, CF37 2HL**14/0723/10** Decision Date: 24/07/2014**Proposal:** Dormer loft conversion.**Location:** AERON HOUSE, 47 GRAIGWEN ROAD, GRAIGWEN, PONTYPRIDD, CF37 2EG**Graig****14/0264/10** Decision Date: 21/07/2014**Proposal:** Change of use to 8 bed house in multiple occupation and self contained 1 bedroom flat.**Location:** 7 COURT HOUSE STREET, GRAIG, PONTYPRIDD, CF37 1JW**Treforest****13/1146/10** Decision Date: 11/07/2014**Proposal:** Erection of four stables for horses, undercover parking for two cars with additional living accommodation above. Amended plans received 21/05/14.**Location:** PLOT 4, BIRCHWOOD BUNGALOWS, TREFOREST, PONTYPRIDD, CF37 1TW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/07/2014 and 25/07/2014****Report for Development Control Planning Committee****Hawthorn****14/0160/10** Decision Date: 17/07/2014

Proposal: Change of Use from Bus Depot with ancillary offices (B1) and associated garage to B2 (General Industrial) and B8 (Storage and Distribution) uses, including the storage of Refuse Derived Fuel (RDF) up

Location: VEOLIA ES UK, UNIT 1, PARC NANTGARW, NANTGARW, CARDIFF, CF15 7QT

14/0506/10 Decision Date: 22/07/2014

Proposal: Construction of a new conservatory

Location: 25 EGLWYS AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5LP

14/0684/10 Decision Date: 21/07/2014

Proposal: Alteration of approved dwelling to include rear conservatory extension.

Location: PLOT 3, MILFORD PARK RHYDYFELIN, PONTYPRIDD, CF37 5PQ

14/0698/10 Decision Date: 15/07/2014

Proposal: Alteration of approved dwelling to include rear conservatory extension.

Location: PLOT 6, ALEXANDER PLACE, HAWTHORN, PONTYPRIDD, CF37 5BN

Ffynon Taf**14/0652/10** Decision Date: 22/07/2014

Proposal: Change of use of part of ground floor from residential to head office for cleaning company business. First floor to remain as residential use.

Location: 1 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RA

14/0664/10 Decision Date: 22/07/2014

Proposal: Log cabin in rear garden

Location: 87 GLAN-Y-FFORDD, TAFFS WELL, CARDIFF, CF15 7SL

Llantwit Fardre**14/0529/10** Decision Date: 16/07/2014

Proposal: Side extension set back from front of dwelling and additional rear extension (amended plan 10/06/14)

Location: 104 QUEENS DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PA

14/0738/10 Decision Date: 16/07/2014

Proposal: Front porch extension

Location: 31 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE

14/0792/10 Decision Date: 18/07/2014

Proposal: Single storey rear extension.

Location: 30 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/07/2014 and 25/07/2014****Report for Development Control Planning Committee****Church Village****14/0853/10**

Decision Date: 08/07/2014

Proposal: Single storey extension to rear of house in place of existing conservatory**Location:** 13 CAE'R GERDDI, CHURCH VILLAGE, PONTYPRIDD, CF38 1UQ**Tonteg****14/0745/30**

Decision Date: 15/07/2014

Proposal: Upgrade existing soil track.**Location:** COED-Y-GERDRYS WOOD, LLAN FARM, MAIN ROAD, GWAELOD -Y-GARTH.**Tonyrefail East****14/0663/10**

Decision Date: 14/07/2014

Proposal: Retrospective consent for decking and fencing in rear garden**Location:** 24 THE MEADOWS, TONYREFAIL, PORTH, CF39 8BS**Ty'n y Nant****14/0328/10**

Decision Date: 18/07/2014

Proposal: Extension of existing apartment over commercial premises, creation of an additional apartment and the raising of the existing roof**Location:** TYNANT FISH AND CHIP BAR, 18 COMMERCIAL STREET, BEDDAU, PONTYPRIDD, CF38 2DB**14/0572/10**

Decision Date: 11/07/2014

Proposal: Amendment to planning application number 12/0343/10 to raise the roofline to accommodate a first floor storage facility and provide a two storey enclosure staircase to allow for takeaway kitchen enlargement**Location:** SCOTTS HOTEL, MAIN ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LS**14/0642/01**

Decision Date: 17/07/2014

Proposal: Provision of 2 internally illuminated fascia signs, 1 internally illuminated projecting sign and 1 wall mounted sign**Location:** THE CO OPERATIVE RETAIL SERVICES, 14-16 COMMERCIAL STREET, BEDDAU, PONTYPRIDD, CF38 2DB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/07/2014 and 25/07/2014****Report for Development Control Planning Committee****Town (Llantrisant)****14/0467/10** Decision Date: 18/07/2014**Proposal:** Weather porch, retaining wall and balustrade and vehicular crossover.**Location:** 43 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DB**14/0502/09** Decision Date: 16/07/2014**Proposal:** Single storey side extension.**Location:** 6 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG**14/0585/10** Decision Date: 16/07/2014**Proposal:** Two storey and single storey rear extensions.**Location:** 18 GRAFTON DRIVE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BH**14/0700/10** Decision Date: 24/07/2014**Proposal:** Full width double storey rear extension and single storey side and rear extension. New windows in existing openings to front. (Amended plans received 30/06/14)**Location:** 22 CHARTIST ROAD, LLANTRISANT, PONTYCLUN, CF72 8QL**14/0740/10** Decision Date: 14/07/2014**Proposal:** Ground and first floor extensions.**Location:** 21 FFORDD GWYNNO, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TR**14/0751/10** Decision Date: 16/07/2014**Proposal:** Front and side extension.**Location:** 14 CLOS DYFODWG, LLANTWIT FARDRE, ROWAN GARDENS, PONTYPRIDD, CF38 2TP**14/0777/10** Decision Date: 16/07/2014**Proposal:** Conservatory to front elevation**Location:** 33 DESPENSER AVENUE, LLANTRISANT, PONTYCLUN, CF72 8QA**14/0802/09** Decision Date: 16/07/2014**Proposal:** Replace existing conservatory with single storey side extension (Certificate of Lawful Development).**Location:** 29 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/07/2014 and 25/07/2014****Report for Development Control Planning Committee****Talbot Green****14/0336/10** Decision Date: 23/07/2014**Proposal:** Conversion of double garage into single garage and playroom and extension of existing entrance/porch area.**Location:** 1 DAN-Y-GRAIG HEIGHTS, LLANTRISANT, PONTYCLUN, CF72 8FD**14/0617/08** Decision Date: 15/07/2014**Proposal:** Temporary demountable building**Location:** Y PANT COMPREHENSIVE SCHOOL, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8YQ**Pontyclun****13/1352/10** Decision Date: 04/07/2014**Proposal:** Demolition of existing dilapidated detached bungalow - replaced with new detached dwelling (Additional Information Received 12/05/2014)**Location:** BELLE VUE, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD**14/0479/10** Decision Date: 15/07/2014**Proposal:** Rear single storey extension (amended plans received 05/06/14)**Location:** 1 DANYBRYN, BRYNSADLER, PONTYCLUN, CF72 9DH**14/0595/09** Decision Date: 17/07/2014**Proposal:** Removal of existing garden shed. Extension of existing concrete base. Erection of timber summerhouse.**Location:** 76 THE HOLLIES, BRYNSADLER, PONTYCLUN, CF72 9BB**Llanharry****14/0570/10** Decision Date: 21/07/2014**Proposal:** Detached dwelling - approval of minor "as built" changes in architectural details.**Location:** PLOT TO REAR OF 1-3 FFORDD HELYGEN, ELMS FARM, LLANHARRY, PONTYCLUN, CF72 9GF.

Total Number of Delegated decisions is 56

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 04/07/2014 and 25/07/2014

Report for Development Control Planning Committee

Church Village

14/0380/10

Decision Date: 08/07/2014

Proposal: Change to mixed use from singular use as a Rugby Club to a shared use as Crèche and Rugby Club

Location: LLANTWIT FARDRE RUGBY CLUB, THE PARADE, CHURCH VILLAGE, PONTYPRIDD, CF38 1BU

Reason: 1 The proposed development is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed additional use of the sub-standard access leading to the site that lacks adequate turning facilities in an area where there is already considerable demand for on-street parking will create increased traffic hazards to the detriment of highway safety and free flow of traffic.

In the absence of adequate off-street parking facilities, the development would generate additional on-street parking in an area where there is already considerable demand to the detriment of highway safety and free flow of traffic.

Reason: 2 The scale of the business proposed and the resulting intensification of traffic movements on The Parade and Lewis Street would have a detrimental impact upon the general amenities of the occupiers of nearby residential properties. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 04/07/2014 and 25/07/2014

Report for Development Control Planning Committee

Tonyrefail West

14/0656/10

Decision Date: 11/07/2014

Proposal: Erection of a bungalow in the rear garden of Trontreath Fach.

Location: TRONTREATH FACH, 1 ELIZABETH STREET, THOMASTOWN, TONYREFAIL, CF39 8DT

Reason: 1 The proposed development, arising from its siting, scale and design, would constitute insensitive development that would be harmful to the existing character and appearance of the area. As such the proposed development is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would have a harmful impact on highway safety, contrary to policy AW 5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

Further intensification of use of a sub-standard access leading to the site would create additional hazards to the detriment of safety of all highway users and the free flow of traffic.

The proposed access lacks adequate visibility for vehicles emerging from the site, which will create hazards to the detriment of safety of all highway users.

In the absence of adequate turning facilities within the curtilage of the site, the proposed development would result in multiple reversing movements taking place to and from the public highway creating hazards to the detriment of highway safety and free flow of traffic.

Reason: 3 In the absence of appropriate tree and hedgerow surveys (including consideration of protected species potential), 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.

Reason: 4 Insufficient information has been submitted with the planning application to ascertain the flood risk issues of the development with the application site falling within a C2 flood risk zone as defined by the Development Advice Map referred to in Technical Advice Note 15, Development and Flood Risk (July 2004). As such, the scheme fails to accord with Policy AW 2 and Policy AW 10 of the Rhondda Cynon Taf Local Development Plan, and Planning Policy Wales.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 04/07/2014 and 25/07/2014

Report for Development Control Planning Committee

Pontyclun

14/0582/10 Decision Date: 17/07/2014

Proposal: Landscape works to provide sound barrier to M4 Motorway

Location: OTTERS BROOK, TALYGARN DRIVE, TALYGARN, PONTYCLUN, CF72 9BY

Reason: 1 The development would generate a large volume of Heavy Goods Vehicle traffic that would have a detrimental impact on the amenities of existing residents of Talygarn Drive and Ivor Park due to increased levels of noise, dust, disturbance and general inconvenience contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed earth bund, by virtue of its scale and height would be unduly large and prominent within the surrounding area and detrimental to the character and appearance of the area contrary to Policies AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposal would have an adverse impact on highway safety on account of the intensification of use of the sub-standard access road serving the site that would create additional hazards to the detriment of safety of all highway users and free flow of traffic.

The existing junction of Talygarn Drive lacks a sufficient vision splay to the right onto the A4222 Cowbridge to cater for the intensification of use by large vehicles that would create additional hazards to the detriment of safety of all highway users and free flow of traffic.

14/0597/10 Decision Date: 15/07/2014

Proposal: Re-design of previously approved dwelling under planning application number: 12/0073/10.

Location: LAND ADJACENT TO 46 BRYNAMLWG, PONTYCLUN, CF72 9AU

Reason: 1 The proposed dwelling would be contrary to Policy AW5 of the Rhondda Cynon Taf for the following reasons:

The proposed development will generate vehicular reversing movements directly to and from the junction of Brynamlwg with Heol-y-Coed to the detriment of highway and pedestrian safety.

In the absence of adequate off-street parking facilities, the development would remove and generate additional on-street parking close to the junction of Brynamlwg with Heol-y-Coed to the detriment of highway safety and free flow of traffic.

14/0634/15 Decision Date: 25/07/2014

Proposal: Variation of Condition 1 of Planning Permission 09/0489/10 to extend the time limit for a further five years

Location: LAND AT THE FORMER BUTE QUARRY, MWYNDY, PONTYCLUN, CF72 8PN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 04/07/2014 and 25/07/2014

Report for Development Control Planning Committee

Pontyclun

Reason: 1 The proposed development would be contrary to Policies AW 1, AW 2 and CS 2 of the Rhondda Cynon Taf Local Development Plan in that it would represent unjustified development in an unsustainable location and contrary to Policy AW 5 in that the development would not be accessible to the local and wider community by a range of sustainable modes of transport.

Total Number of Delegated decisions is 5