

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
4 SEPTEMBER 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 7
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 08/08/2014 and 21/08/2014.

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 Decision 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

4 SEPTEMBER 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: 08/08/2014 and 21/08/2014

Report for Development Control Planning Committee

Hirwaun

14/0666/10 Decision Date: 20/08/2014
Proposal: Erection of 4 floodlights (amended description 14/07/14)
Location: HIRWAUN RECREATION GROUND, CASWELL CLOSE, HIRWAUN CF44 9RL

Aberdare West/Llwydcoed

14/0796/10 Decision Date: 14/08/2014
Proposal: Breezeblock outbuilding (retrospective application).
Location: 92 BWLLFA ROAD, CWMDARE, ABERDARE, CF44 8UF

14/0828/10 Decision Date: 14/08/2014
Proposal: Two storey rear extension to provide a new kitchen and additional bedroom. Conservatory at rear of property.
Location: 14 CHURCH AVENUE, LLWYDCOED, ABERDARE, CF44 0UR

14/0881/10 Decision Date: 14/08/2014
Proposal: Installation of three pitched dormers.
Location: 8 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RD

14/0890/10 Decision Date: 13/08/2014
Proposal: Demolition of existing single garage and construction of new double garage.
Location: CRUD YR AWEL, CEMETERY ROAD, TRECYNON, ABERDARE, CF44 8HL

Aberdare East

14/0627/10 Decision Date: 21/08/2014
Proposal: Construction of three bedroom, three storey house. (Amended redline boundary 30/06/14).
Location: LAND ADJACENT TO SUNNY VIEW, MAELGWYN TERRACE, ABERDARE, CF44 8AU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 08/08/2014 and 21/08/2014****Report for Development Control Planning Committee****Ystrad**

14/0840/09 Decision Date: 14/08/2014
Proposal: Application for a Lawful Development Certificate for external wall insulation comprising 100mm external wall insulation applied to the external facade of the building.
Location: 183A GELLI ROAD, GELLI, PENTRE, CF41 7NA

14/0878/10 Decision Date: 13/08/2014
Proposal: Full width single storey rear extension.
Location: 12 TAFF STREET, GELLI, PENTRE, CF41 7TZ

14/0926/10 Decision Date: 13/08/2014
Proposal: Single storey kitchen and bathroom extension.
Location: 10 GELLI CROSSING, GELLI, PENTRE, CF41 7UD

Trealaw

14/0858/15 Decision Date: 18/08/2014
Proposal: Variation of condition 1 of planning approval 11/0485 to extend the time limit for submission of reserved matters for the construction of new dwelling.
Location: LAND R/O NEW CENTURY, STREET, TREALAW.

Penygraig

14/0641/10 Decision Date: 08/08/2014
Proposal: The installation of a new air-cooled condenser on the flat roof and the removal of an air conditioning condenser.
Location: THE CO OPERATIVE STORE, 48 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU

14/0655/10 Decision Date: 18/08/2014
Proposal: Erection of a three bedroom dwelling (Amendment to previously approved application 08/0052)
Location: FORMER SURGERY, FIELD STREET, PENYGRAIG, TONYPANDY, CF40 1JT

Cymmer

14/0795/10 Decision Date: 13/08/2014
Proposal: Single storey extension to rear.
Location: 3 EDMUND STREET, PORTH, CF39 9NF

Tylorstown

14/0905/10 Decision Date: 13/08/2014
Proposal: Two storey rear extension.
Location: 77 EDMONDES STREET, TYLORSTOWN, FERNDAL, CF43 3HH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 08/08/2014 and 21/08/2014
Report for Development Control Planning Committee

Cilfynydd

14/0717/10 Decision Date: 08/08/2014
Proposal: Change of use of ground floor from retail premises to dwelling. Creation of 1 no self contained flat at ground and lower ground floor levels (Retrospective)
Location: 42 RICHARD STREET, CILFYNYDD, PONTYPRIDD, CF37 4NP

Glyncoch

14/0783/19 Decision Date: 13/08/2014
Proposal: Felling, limb removal and crown lifting to prevent hazardous trees causing harm to roads, haul roads, work places and homes.
Location: CRAIG YR HESG QUARRY, BERW ROAD, PONTYPRIDD, CF37 3BG

Town (Pontypridd)

14/0888/10 Decision Date: 20/08/2014
Proposal: New shop front.
Location: THE MIGHTY COD, 36 TAFF STREET, PONTYPRIDD, CF37 4TH

Graig

14/0630/10 Decision Date: 13/08/2014
Proposal: Construction of retaining wall at rear of property.
Location: TY MAIR, PENRHIW ROAD, GRAIG, PONTYPRIDD, CF37 1PF

14/0851/10 Decision Date: 21/08/2014
Proposal: Improvements and extension to form kitchen and dining area with 2 bedrooms over.
Location: 1 BLACK ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PP

Rhydyfelin Central

14/0732/10 Decision Date: 13/08/2014
Proposal: Replan application for new housetype at plot 19 and amended access road of residential development approved under reference 13/1192/10.
Location: LAND OFF DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 08/08/2014 and 21/08/2014****Report for Development Control Planning Committee****Tonteg****14/0727/01**

Decision Date: 20/08/2014

Proposal: Removal of existing signage and replacement of multiple Skoda signage**Location:** GRIFFIN MILL GARAGES LTD, 7/8 TREFOREST INDUSTRIAL ESTATE, SEVERN ROAD, PONTYPRIDD, CF37 5YH**14/0886/10**

Decision Date: 20/08/2014

Proposal: Loft conversion with flat roof dormers.**Location:** 24 UNDERHILL DRIVE, TONTEG, PONTYPRIDD, CF38 1NW**Gilfach Goch****14/0703/10**

Decision Date: 13/08/2014

Proposal: Double storey rear extension and front porch**Location:** 5 GLAMORGAN TERRACE, GILFACH GOCH, PORTH, CF39 8RA**Tonyrefail East****13/0962/15**

Decision Date: 18/08/2014

Proposal: Variation of Condition - to renew planning permission as work has not yet been undertaken.**Location:** FORMER CHAPEL, MILL STREET, TONYREFAIL, PORTH, CF39 8AF**Beddau****14/0912/10**

Decision Date: 13/08/2014

Proposal: First floor extension above garage and part garage conversion**Location:** 1 CLOS CADWGAN, BEDDAU, PONTYPRIDD, CF38 2JP**Town (Llantrisant)****14/0276/09**

Decision Date: 13/08/2014

Proposal: Single storey rear extension. Certificate of Lawful Development**Location:** 20 CLOS DYFODWG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TP**14/0737/10**

Decision Date: 08/08/2014

Proposal: Change of use of still room in basement to micro-distillery (B2)**Location:** WHEATSHEAF INN PUBLIC HOUSE, 28 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 08/08/2014 and 21/08/2014
Report for Development Control Planning Committee

Talbot Green

14/0821/10 Decision Date: 13/08/2014
Proposal: Two storey extension to side and new canopy and bay windows to front of property. (Amended block plan received 11/08/14)
Location: 23 ASH WALK, TALBOT GREEN, PONTYCLUN, CF72 8RE

14/0869/09 Decision Date: 08/08/2014
Proposal: Certificate of Lawful Development for the proposed construction of a single storey extension to house a shower room.
Location: 3 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HZ

Pontyclun

14/0739/10 Decision Date: 13/08/2014
Proposal: Upper floor created to existing single storey bungalow. (Amended plans received 04/08/14)
Location: THE BEECHES, ST DAVIDS ROAD, MISKIN, PONTYCLUN, CF72 8PW

Llanharry

14/0679/10 Decision Date: 08/08/2014
Proposal: Erection of a detached dwelling house (full planning application - amended details received 24/06/14)
Location: LAND AT THE PATCH, LLANHARRY, CF72 9LF

14/0718/10 Decision Date: 13/08/2014
Proposal: Ground floor extension to the side and rear of the existing property
Location: 8 GELLI ROAD, LLANHARRY, PONTYCLUN, CF72 9JA

Total Number of Delegated decisions is 32

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions - Refusals between: 08/08/2014 and 21/08/2014
Report for Development Control Planning Committee

Aberdare West/Llwydcoed

14/0850/10

Decision Date: 20/08/2014

Proposal: Two storey end of terrace house with parking area off road.

Location: LAND ADJACENT TO NO. 6 GADLYS UCHAF, TRECYNON, ABERDARE, CF44 8NL.

Reason: 1 The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The proposed additional use of the sub-standard street Gadlys Uchaf that lacks width, turning facilities, vision splays, and junction radii would create increased traffic hazards to the detriment of highway safety.

The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access to Gadlys Uchaf cannot be improved to provide a safe and satisfactory access.

The proposal removes the existing car parking available for number 6 Gadlys Uchaf, resulting in additional on-street parking in an area where there is already substantial demand, to the detriment of highway safety.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 08/08/2014 and 21/08/2014****Report for Development Control Planning Committee****Cilfynydd****14/0835/10**

Decision Date: 19/08/2014

Proposal: Four bed detached house and garage with parking.**Location:** BODWENARTH FARM, HEOL MYNYDD, CILFYNYDD, PONTYPRIDD, CF37 4JA

- Reason: 1** The development by reason of its siting, size, scale and design would have an adverse effect on the visual appearance of the area as a whole. As such the development would be contrary to Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 2** The development would neither enhance an existing public right of way nor replace it with one that would provide an equivalent or greater provision. As such the development is contrary Policy AW7 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** The proposal would result in a loss of amenity to a dwelling permitted in planning permission reference 12/1165/15 as a result of overlooking from habitable main windows. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 4** Insufficient information has been submitted to enable the Local Planning Authority to assess the ecological impact of the proposal. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 5** The proposal is piecemeal that would prejudice the delivery of a more comprehensive development which does not reflect the previous approval for residential development on Bodwenarth Farm to the detriment of the safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 6** In the absence of adequate turning facilities to cater for calling delivery and emergency vehicles, the proposal would result in vehicular reversing movements to and from Albion Court creating traffic hazards to the detriment of the safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 7** The proposed access lacks adequate visibility for vehicles emerging from the site, which will create hazards to the detriment of highway safety. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 2