

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
4 DECEMBER 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.8
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 10/11/2014 and 21/11/2014.

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.

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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 DECEMBER 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: 10/11/2014 and 21/11/2014****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

- 14/1176/10** Decision Date: 13/11/2014
Proposal: Two temporary portakabin buildings for additional office accommodation
Location: ST JOHN BAPTIST HIGH SCHOOL, GLAN ROAD, CWMDARE, ABERDARE, CF44 8BW

- 14/1251/10** Decision Date: 20/11/2014
Proposal: Change of use of ancillary meeting room to provide residential care living accommodation for one additional resident
Location: TY LLEWELLYN CARE HOME, LLEWELLYN STREET, TRECYNON, ABERDARE, CF44 8LA

- 14/1301/15** Decision Date: 20/11/2014
Proposal: Removal of condition 2 of planning permission 51/90/0761 restricting the benefit of the site to groundwork trust.
Location: FEDW HIR, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX

Aberdare East

- 14/1080/10** Decision Date: 18/11/2014
Proposal: Replacement shop front, re-rendering of front elevation, new hardwood sliding sash windows and re-rendering of chimney.
Location: 4-5 MARKET STREET, ABERDARE, CF44 7DY

- 14/1220/10** Decision Date: 17/11/2014
Proposal: Change of use from Class A1 (retail shop) to Class A3 (excluding use as a hot-food takeaway)
Location: 15 VICTORIA SQUARE, ABERDARE, CF44 7LA

Cwmbach

- 14/1154/10** Decision Date: 12/11/2014
Proposal: Installation of ATM
Location: POST OFFICE, 9 PIT PLACE, ABERDARE ROAD, CWMBACH, ABERDARE, CF44 0LW

- 14/1155/01** Decision Date: 12/11/2014
Proposal: Installation of ATM signage
Location: POST OFFICE, 9 PIT PLACE, ABERDARE ROAD, CWMBACH, ABERDARE, CF44 0LW

Penrhiwceiber

- 14/1201/10** Decision Date: 12/11/2014
Proposal: Rear first floor extension to house shower room with through floor lift.
Location: 20 GLANLAY STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/11/2014 and 21/11/2014

Report for Development Control Planning Committee

Ynysybwl

14/1215/15

Decision Date: 11/11/2014

Proposal:

Application for variation of condition 1 of planning approval 10/0586/10 for the conversion of a barn to residential dwelling to extend the permission for a further 5 years.

Location:

GILFACH GLYD FARM, MILL ROAD, YNYSYBWL, PONTYPRIDD, CF37 3LS

14/1263/10

Decision Date: 21/11/2014

Proposal:

New double garage and store and new stables (resubmission)

Location:

GELLI WRGAN FARM, YNYSYBWL, PONTYPRIDD, CF37 3PG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/11/2014 and 21/11/2014

Report for Development Control Planning Committee

Treherbert

14/1290/10

Decision Date: 19/11/2014

Proposal: Provision of new roller shutter door to front of existing shop

Location: TASTE OF BOMBAY, 171 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE

Treorchy

14/1262/10

Decision Date: 19/11/2014

Proposal: Change of use from A1 retail unit with accommodation on 1st floor to residential dwelling C3

Location: 151 HIGH STREET, TREORCHY, CF42 6PA

Pentre

14/0426/12

Decision Date: 18/11/2014

Proposal: Re-decoration of auditorium, new seating to balcony and repairs to external fabric (amended description 11/08/14 and new seating plan 19/08/14)

Location: THE PHOENIX CENTRE, CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EH

Trallwn

14/1232/10

Decision Date: 13/11/2014

Proposal: New shop front and cladding of gable end.

Location: PARK VIEW CAFE, 16 BRIDGE STREET, PONTYPRIDD, CF37 4PE

Hawthorn

14/1260/10

Decision Date: 19/11/2014

Proposal: The creation of a steel framed entrance feature with signage zones

Location: UNIT 3 MIDWAY PARK, GELLI HIRION INDUSTRIAL ESTATE, UPPER BOAT, PONTYPRIDD, CF37 5BL

14/1264/10

Decision Date: 19/11/2014

Proposal: The forming of new doors within existing roller shutter aperture to rear elevation and infilling of remaining aperture with matching profile sheeting

Location: UNIT 3 MIDWAY PARK, GELLI HIRION INDUSTRIAL ESTATE, UPPER BOAT, PONTYPRIDD, CF37 5BL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 10/11/2014 and 21/11/2014****Report for Development Control Planning Committee****Llantwit Fardre**

- 14/0767/10** Decision Date: 10/11/2014
Proposal: Two storey side extension, single storey rear and front extensions
Location: 41 FOEL VIEW CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PL

- 14/1183/10** Decision Date: 12/11/2014
Proposal: Construction of first floor extension.
Location: 29 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN.

Church Village

- 14/1285/10** Decision Date: 21/11/2014
Proposal: Alteration of approved dwelling to include rear conservatory extension.
Location: PLOT 24, CHAPEL GATE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AF

- 14/1319/10** Decision Date: 12/11/2014
Proposal: Part two storey and part single storey extensions, internal alterations and minor external works.
Location: TWYN Y WAUN, CHURCH ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1EE

Tonteg

- 14/1351/10** Decision Date: 13/11/2014
Proposal: First floor side extension over garage, single storey front extension with entrance canopy and conversion of garage as a study and build detached garage.
Location: 18 THE RISE, TONTEG, PONTYPRIDD, CF38 1UY

Tonyrefail East

- 14/1355/10** Decision Date: 18/11/2014
Proposal: Extend kitchen, build garage, hardstanding and decking.
Location: 18 MARSHFIELD COURT, TONYREFAIL, PORTH, CF39 8NG

Ty'n y Nant

- 14/1312/10** Decision Date: 19/11/2014
Proposal: Car port and greenhouse.
Location: 1 HEOL CORONIAD, BEDDAU, PONTYPRIDD, CF38 2AT
- 14/1363/10** Decision Date: 19/11/2014
Proposal: Demolition of an existing porch, and construction of a deeper level access porch.
Location: 25 CASTLEFORD CLOSE, BEDDAU, PONTYPRIDD, CF38 2RW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 10/11/2014 and 21/11/2014****Report for Development Control Planning Committee****Town (Llantrisant)**

14/0314/10 Decision Date: 13/11/2014
Proposal: Two storey extension to east side of Guildhall with internal alterations and reinstatement of chimney stack to south side (Amended – Full Bat Survey Received 8/08/14)
Location: THE GUILDHALL, CASTLE GREEN, LLANTRISANT, PONTYCLUN CF72 8EE

14/0315/12 Decision Date: 13/11/2014
Proposal: Two storey extension to east side of Guildhall with internal alterations and reinstatement of chimney stack to south side (Listed Building Application) (Amended – Full Bat Survey Received 8/08/14)
Location: THE GUILDHALL, CASTLE GREEN, LLANTRISANT, PONTYCLUN CF72 8EE

14/1367/10 Decision Date: 19/11/2014
Proposal: Single storey rear extension and rear main roof dormer.
Location: OLD BAKEHOUSE, MAIN ROAD, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8AZ

Llanharan

14/0985/10 Decision Date: 18/11/2014
Proposal: All weather turnout area for horses
Location: HOME FARM, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9NH

14/1256/10 Decision Date: 18/11/2014
Proposal: Change of use from B1/B2 to Sui Generis to allow installation of a Short Term Operating Reserve (STOR) generating facility together with minor alterations to the existing building to meet operational requirements
Location: AIR CLEANING SYSTEMS LTD, UNIT B1 TO B3, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

Total Number of Delegated decisions is 29

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 10/11/2014 and 21/11/2014****Report for Development Control Planning Committee****Treforest****14/1186/13** Decision Date: 17/11/2014**Proposal:** Outline application for the erection of one detached house.**Location:** LAND OFF BRYN ILAN, GRAIG YR HELFA, GLYNTAFF, PONTYPRIDD, CF37 4BA.**Reason: 1** The proposed dwelling and associated engineering works by virtue of their siting, scale, size and design on this steeply sloping site would result in a detrimental visual impact upon the character of the area. As such the development would be contrary to Policies AW 5, AW 6 and SSA 13 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed dwelling and associated engineering works by virtue of their siting, scale and size on this steeply sloping site would be detrimental to the amenities of occupiers of the adjacent residential properties particularly by reason of overlooking and overbearing impact. As such the development would be contrary to Policies AW 5 and SSA 13 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon the ecology on and adjacent to the application site. As such the proposal is contrary to the provisions of Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.**Pontyclun****14/1052/10** Decision Date: 13/11/2014**Proposal:** Change of use from residential to dog grooming parlour lower ground floor only (Amended application form received 7/10/2014)**Location:** 71 LLANTRISANT ROAD, PONTYCLUN, CF72 9DP**Reason: 1** The proposal represents an incompatible and unneighbourly use, which, by reason of noise and general disturbance, is detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** Highway objections are raised against the proposal, which is considered contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

Sub-standard lane in terms of width, no turning area and no segregated footway is unsuitable to serve as a primary means of access;

The proposal would result in increased vehicular reversing movements to the detriment of highway and pedestrian safety;

The proposal would result in additional on-street parking to the detriment of highway safety and the free flow of traffic.

Total Number of Delegated decisions is 2