

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
2 APRIL 2015**

**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 06/03/2015 and 20/03/2015.

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: 13/0922/13 (GD)
APPEAL REF: A/15/3004441 AP.1179
APPLICANT: Ms A Williams
DEVELOPMENT: Demolition of existing derelict workingmens club and re-landscaping site to accommodate residential development.
LOCATION: CLYDACH VALE WORKINGMENS CLUB, HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP
APPEAL RECEIVED: 13/02/2015
APPEAL START DATE: 26/02/2015

APPLICATION NO: 14/0850/10 (PB)
APPEAL REF: A/15/3004870 AP.1180
APPLICANT: Mr C Edwards
DEVELOPMENT: Two storey end of terrace house with parking area off road.
LOCATION: LAND ADJACENT TO NO. 6 GADLYS UCHAF, TRECYNON, ABERDARE, CF44 8NL.
APPEAL RECEIVED: 16/02/2015
APPEAL START DATE: 20/04/2015

APPEAL DECISIONS RECEIVED

APPLICATION NO: 14/0004/15 (SF)
APPEAL REF: A/14/2225910 AP.1174
APPLICANT: Welford Estates
DEVELOPMENT: Variation of condition 1 of planning approval 07/0481/10 to extend the permission for a further five years (new build residential development).
LOCATION: LAND AT THE PAVILIONS, DARRAN ROAD, MOUNTAIN ASH, CF45 3HG
DECIDED:
DECISION:
APPEAL RECEIVED: 19/09/2014
APPEAL DECIDED: 03/03/2015
APPEAL DECISION: Dismiss

APPLICATION NO: 14/0077/10 (PB)
APPEAL REF: A/14/2224824 AP.1172
APPLICANT: Aberdare Cottage Company Limited
DEVELOPMENT: Detached dwelling house.
LOCATION: LAND OFF A4059, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9RU.
DECIDED: 18/03/2014
DECISION: Refuse
APPEAL RECEIVED: 02/09/2014
APPEAL DECIDED: 12/03/2015
APPEAL DECISION: Dismiss
ENFORCEMENT NO: EN/14/00064 (PM)

APPEAL REF: C/14/2221518 RCT/AP/ENF.118
APPLICANT: Ceri Staddon-Evans
REASON FOR ISSUE: Without planning permission the siting of a storage container for building purposes
LOCATION: THE GROVE, OFF BRIDGEND ROAD, LLANHARAN
APPEAL RECEIVED: 07/08/2014
APPEAL DECIDED: 10/03/2015
APPEAL DECISION Part Dismissed, part allowed and notice varied

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: 06/03/2015 and 20/03/2015****Report for Development Control Planning Committee****Hirwaun****14/1663/10** Decision Date: 06/03/2015**Proposal:** Erect modular scooter and bin stores with external works to include new door openings and landscape works**Location:** THE HAVEN, CASWELL CLOSE, HIRWAUN, ABERDARE CF44 9RH.**Aberdare West/Llwydcoed****14/1029/10** Decision Date: 10/03/2015**Proposal:** Installation of underground electrical and water service connections, including booster station, associated with the permitted Anaerobic Digestion Facility (Permission Reference: 13/1313/15) at the Bryn Pica Landfill Site,**Location:** LAND SURROUNDING BRYN PICA LANDFILL, BRYN PICA, LLWYDCOED, ABERDARE**15/0063/10** Decision Date: 13/03/2015**Proposal:** Domestic extension at first floor over existing kitchen.**Location:** 6 HOREB TERRACE, LLWYDCOED, ABERDARE, CF44 0UU**Aberdare East****14/1641/10** Decision Date: 12/03/2015**Proposal:** External lift shaft to side of building and enabling works including provision of ramped access and roller shutter door to lift access door.**Location:** ABERDARE COMMUNITY CLUB, 49 GLOUCESTER STREET, ABERDARE, CF44 7BP**Mountain Ash East****14/0989/10** Decision Date: 12/03/2015**Proposal:** Demolition of stable and construction of new detached dwelling (Amended description and plans received 5/2/15)**Location:** 6 ABER-FFRWD ROAD, MOUNTAIN ASH, CF45 4DD**Mountain Ash West****15/0154/10** Decision Date: 11/03/2015**Proposal:** Kitchen and utility annexe.**Location:** 3 GLEN CLOSE, MOUNTAIN ASH, CF45 3DL**Abercynon****14/1634/10** Decision Date: 16/03/2015**Proposal:** Change of use from commercial to residential.**Location:** 208 BRYNTIRION, TYNTETOWN, MOUNTAIN ASH, CF45 4EJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/03/2015 and 20/03/2015****Report for Development Control Planning Committee****Treherbert**

- 14/1222/15** Decision Date: 20/03/2015
Proposal: Variation of condition 1 of outline planning permission for residential development of land (Phase 1 - application ref 11/0133) to extend the time limit for the submission of reserved matters.
Location: LAND TO THE REAR OF DELWEN TERRACE, BLAENCWM, TREHERBERT, TREORCHY, CF42 5ED

- 14/1412/10** Decision Date: 17/03/2015
Proposal: New building for agricultural machine storage (retrospective)
Location: FFORCH FARM, CEMETERY ROAD, TREORCHY, CF42 6TF

Treorchy

- 15/0104/09** Decision Date: 11/03/2015
Proposal: Application for a Lawful Development Certificate for the conversion of two terrace properties to one residential dwelling with associated internal and external modifications.
Location: 40-41 RAILWAY TERRACE, CWMPARC, TREORCHY, CF42 6LW
- 15/0152/01** Decision Date: 16/03/2015
Proposal: One new fascia sign, one projecting sign and two internal window graphics.
Location: 110 BUTE STREET, TREORCHY, CF42 6AU

Ystrad

- 14/1101/10** Decision Date: 19/03/2015
Proposal: Change of use from ground floor shop to residential flat with external alterations (New Description, Design and Access Statement and Application Forms Received 26/01/14)
Location: 180 GELLI ROAD, GELLI, PENTRE, CF41 7NA
- 15/0009/10** Decision Date: 16/03/2015
Proposal: Subdivision of flat 2 into two separate residential units
Location: 50A WILLIAM STREET, YSTRAD, PENTRE, CF41 7QU
- 15/0135/10** Decision Date: 11/03/2015
Proposal: Single storey bathroom and kitchen extension.
Location: 10 GELLI CROSSING, GELLI, PENTRE, CF41 7UD

Llwynypia

- 15/0043/01** Decision Date: 10/03/2015
Proposal: Retrospective consent for illuminated ATM signage
Location: PREMIER SUPERMARKET, SALEM TERRACE, LLWYNYPIA, TONYPANDY, CF40 2JJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/03/2015 and 20/03/2015****Report for Development Control Planning Committee**

Cwm Clydach

15/0012/10

Decision Date: 18/03/2015

Proposal: Construction of a two storey full width extension to the rear, a single storey extension to the front and a detached garage to the front for a camper van.**Location:** 45 RAILWAY TERRACE, CLYDACH, TONYPANDY, CF40 2DA

Penygraig

14/1608/10

Decision Date: 16/03/2015

Proposal: Subdivision of dwelling into two units with extensions to each proposed dwelling**Location:** 1 MERION STREET, WILLIAMSTOWN, TONYPANDY, CF40 1QU

Porth

14/1694/10

Decision Date: 18/03/2015

Proposal: Construction of garage.**Location:** 14 PARK STREET, MOUNT PLEASANT, PORTH, CF39 0DH

Cymmer

14/0798/10

Decision Date: 18/03/2015

Proposal: Retrospective consent for roller shutter doors and re-clad building**Location:** WORKSHOP ON LAND R/O PISGAH CHAPEL, HIGH STREET, CYMMER, PORTH, CF39 9EY.

Ferndale

14/1662/10

Decision Date: 10/03/2015

Proposal: Erect modular mobility scooter store and 2 no. external lamp posts.**Location:** FERNDAL COURT, FERNDAL, CF43 4NB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/03/2015 and 20/03/2015****Report for Development Control Planning Committee****Cilfynydd**

- 15/0098/09** Decision Date: 09/03/2015
Proposal: Application for a Lawful Development Certificate for a single storey flat roof lounge extension.
Location: 10 SILVERHILL CLOSE, CILFYNYDD, PONTYPRIDD, CF37 4HU

Glyncoch

- 15/0118/09** Decision Date: 09/03/2015
Proposal: Hip to gable roof extension and insertion of rooflights to front and rear elevations
Location: SHARON, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3BL

Town (Pontypridd)

- 14/1468/01** Decision Date: 06/03/2015
Proposal: Replace existing front fascia and addition of hanging sign.
Location: SPECSAVERS OPTICIANS, 65 TAFF STREET, PONTYPRIDD, CF37 4TD

Hawthorn

- 14/1703/10** Decision Date: 06/03/2015
Proposal: Environmental Improvement Works
Location: YNYS CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5PA.

Ffynon Taf

- 14/0968/09** Decision Date: 18/03/2015
Proposal: Certificate of lawful development for the installation of a sprinkler tank.
Location: G E AIRCRAFT ENGINE SERVICES LTD, CAERPHILLY ROAD, NANTGARW, TAFFS WELL, CARDIFF CF15 7YJ
- 14/1394/10** Decision Date: 06/03/2015
Proposal: Change of use from warehouse to car maintenance (Retrospective).
Location: STORAGE UNIT ADJACENT TO FACTORY BUILDING, TY RHIW IND EST, CEMETERY ROAD, TAFFS WELL, CF15 7RZ.

Church Village

- 15/0060/10** Decision Date: 13/03/2015
Proposal: Garage conversion
Location: 24 MAES Y GRUG, CHURCH VILLAGE, PONTYPRIDD, CF38 1UN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/03/2015 and 20/03/2015****Report for Development Control Planning Committee****Town (Llantrisant)**

15/0150/10 Decision Date: 13/03/2015
Proposal: Garage conversion and first floor extension.

Location: DERWIN, 1 FFORDD GWYNNO, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TR

Talbot Green

15/0029/01 Decision Date: 11/03/2015
Proposal: 1 externally illuminated sign and one non illuminated sign (Amended plans received 2/2/15)

Location: 3 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AL

15/0030/10 Decision Date: 12/03/2015
Proposal: New shop front

Location: 3 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AL

Pontyclun

14/1510/10 Decision Date: 09/03/2015
Proposal: Conversion of a single garage into a single storey side extension.

Location: 35 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB

15/0134/10 Decision Date: 11/03/2015
Proposal: Conservatory extension to side of property

Location: LLYS FAEN, LLANTRISANT ROAD, GROESFAEN, PONTYCLUN, CF72 8NJ

15/0171/10 Decision Date: 06/03/2015
Proposal: Garage conversion and first floor side extension to enlarge bed and create new bedroom.

Location: 37 OAKLANDS, MISKIN, PONTYCLUN, CF72 8RW

Llanharry

15/0059/10 Decision Date: 06/03/2015
Proposal: Side extension and extension to form new gable end on main roof of property.

Location: 40 TYLACOCK, LLANHARRY, PONTYCLUN, CF72 9LT

Total Number of Delegated decisions is 34

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/03/2015 and 20/03/2015

Report for Development Control Planning Committee

Ystrad

15/0142/10 Decision Date: 09/03/2015

Proposal: Construct domestic garage on existing boundary walls. Construct solid balastrading to rear steps in connection with garage.

Location: 111 TYNTYLA ROAD, LLWYNYPIA, TONYPANDY, CF40 2SR

Reason: 1 The proposed garage, by virtue of its excessive length and height, would represent a visually incongruous and un-neighbourly form of development which would have a detrimental impact on both the character and appearance of the surrounding area and the residential amenity of surrounding neighbours. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 06/03/2015 and 20/03/2015****Report for Development Control Planning Committee****Cilfynydd****14/1669/10** Decision Date: 20/03/2015**Proposal:** Extension to rear to form storeroom and access to upstairs flat.**Location:** 58 OAKLAND TERRACE, CILFYNYDD, PONTYPRIDD, CF37 4HB**Reason: 1** The proposed extension, by reason of its size, scale and design would represent an unduly prominent and incongruous feature in the street scene, out of character with and detrimental to the visual amenities of the existing building and the surrounding area. As such the development is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed development by reason of its height, size and siting, represents an undesirable and un-neighbourly form of development, detrimental to the amenities of occupiers of adjoining residential properties, particularly by reason of overbearing impact. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Glyncoch****14/1642/10** Decision Date: 19/03/2015**Proposal:** Erection of a timber cattery and change of use from residential to mixed use residential and animal rescue centre (Retrospective)**Location:** WONKY TOWERS, GLYNDWR, DARREN-DDU ROAD, GLYNCOCH, PONTYPRIDD, CF37 3HE**Reason: 1** The mixed use as a residential dwelling and an animal rescue centre is incompatible with the nearby residential properties due to its adverse impact upon the amenity of the occupiers of the neighbouring dwellings arising from noise and odour generation and general disturbance. As such, the proposal conflicts with policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.**Reason: 2** The development has a detrimental impact upon highway safety, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

In the absence of continuous pedestrian facilities leading to the site, the development creates additional pedestrian movements in the highway to the detriment of all highway users.

The site access lacks adequate visibility for vehicles emerging from the site on to Darren-Ddu Road, the increased use of this access therefore creates additional hazards to the detriment of highway safety.

The access lane lacks adequate width of carriageway and segregated footway to serve additional vehicular and pedestrian traffic to and from the application site and therefore creates traffic hazards to the detriment of safety of all highway users.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 06/03/2015 and 20/03/2015****Report for Development Control Planning Committee****Trallwn****14/1494/10** Decision Date: 10/03/2015**Proposal:** Extension and alterations to existing building to include side and rear extensions to front elevation**Location:** GATEWAY COMMUNITY CHURCH, DOROTHY STREET, PONTYPRIDD**Reason: 1** The proposed extension by virtue of its siting, scale and design would result in an inappropriate and unsympathetic addition that would have a detrimental impact on the character and appearance of the existing building and the surrounding area. As such the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The development would have a detrimental impact upon highway safety, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The use of a substandard lane as a primary means of access to the basement will result in danger to the safety of all highway users and free flow of traffic.

The proposal will encroach onto the public highway.

The proposal will remove the potential for on-site parking in perpetuity.

The proposal would increase on-street parking demand in an area which already suffers from on-street parking pressure to the detriment of safety of all highway users.

The proposal will have a detrimental impact on pedestrian safety and free flow of traffic and result in maintenance liability and third party claim.

Graig**12/1293/09** Decision Date: 17/03/2015**Proposal:** Application for a Lawful Development Certificate for an Existing use as a public house and hostel.**Location:** 59 LLANTRISANT ROAD, GRAIG, PONTYPRIDD, CF37 1LW**Reason: 1** Insufficient information has been submitted to demonstrate to the Council's satisfaction that, on the balance of probability, the site has been used continuously for a ten year period, as a public house and hostel.**12/1294/10** Decision Date: 17/03/2015**Proposal:** Conversion of existing bar area to basement into bedrooms (change of use into hostel) in association with existing hotel use.**Location:** 59 LLANTRISANT ROAD, GRAIG, PONTYPRIDD, CF37 1LW**Reason: 1** The development would provide cramped and poor living conditions and as such would result in an over intensified residential use of the property. This would have a significant detrimental impact on the amenity of the occupiers of the property and on surrounding residents in the area from increased noise and disturbance. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 06/03/2015 and 20/03/2015****Report for Development Control Planning Committee**

Gilfach Goch**15/0066/10** Decision Date: 09/03/2015**Proposal:** To build a conservatory on top of an existing single storey extension to the rear of the above property.**Location:** 61 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SR**Reason: 1** The proposed conservatory, by virtue of its siting and overall visual appearance, would form an incongruous feature and would have a detrimental impact on the character and appearance of the existing dwelling and wider area. It would create a harmful level of overlooking on surrounding properties and would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Beddau****15/0020/13** Decision Date: 10/03/2015**Proposal:** Outline application for a detached two storey, four bedroom house, with single garage and required parking to be built next door and on the plot of no.16 Willow Close.**Location:** 16 WILLOW CLOSE, BEDDAU, PONTYPRIDD, CF38 2SJ**Reason: 1** The proposed development, arising from its siting, scale and design, would constitute an inappropriate and insensitive form of infill development that would unacceptably harm the character and appearance of the locality. As such, the proposed development is contrary to Policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** 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 AW8 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** Insufficient information has been submitted with the planning application to determine the likely impact of the development on land drainage and flood risk. As such, the scheme fails to accord with Policies AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/03/2015 and 20/03/2015

Report for Development Control Planning Committee

Llanharry

15/0113/13 Decision Date: 18/03/2015

Proposal: Dwelling (Outline)

Location: LAND ADJACENT CEFN MABLY, DEGAR ROAD, LLANHARRY, PONTYCLUN, CF72 9JX

Reason: 1 The proposed development would be contrary to Policies AW 2 and AW5 of the Rhondda Cynon Taf Local Development Plan in that it would represent unjustified sporadic development in an unsustainable location, outside the established settlement boundaries.

Reason: 2 In the absence of an appropriate ecological survey, insufficient information has been submitted to consider the impact of the proposal on the boundary hedgerows and trees and the associated impact on Protected Species. As such, the proposal conflicts with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 9

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

2 APRIL 2015

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