

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
6 AUGUST 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 9
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 06/07/2015 and 24/07/2015.

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

6 AUGUST 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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/07/2015 and 24/07/2015****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****15/0550/10** Decision Date: 09/07/2015**Proposal:** Single storey rear extension.**Location:** 7 THE CRESCENT, CWMDARE, ABERDARE, CF44 8TN**15/0632/10** Decision Date: 07/07/2015**Proposal:** Single storey extension**Location:** 17 CAMELLIA CLOSE, CWMDARE, ABERDARE, CF44 8YE**15/0643/10** Decision Date: 06/07/2015**Proposal:** Siting of modular building and link to provide kitchen facilities.**Location:** TONCLWYD FAWR INN, DARE ROAD, CWMDARE, ABERDARE, CF44 8UB**15/0671/10** Decision Date: 15/07/2015**Proposal:** New entrance porch to existing dwelling.**Location:** 1 & 2 DRIFT HOUSES, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0LJ**Aberdare East****15/0468/10** Decision Date: 10/07/2015**Proposal:** Additional storey extension on existing single storey extension and increase of existing single storey extension.**Location:** 35 WINDSOR TERRACE, ABERNANT, ABERDARE, CF44 0SG**15/0716/15** Decision Date: 22/07/2015**Proposal:** Variation of Condition 2 of planning permission 12/0636 to extend opening hours to 11:00am to 01:00am on Monday to Thursdays; 11:00am to 02:30am on Fridays and Saturdays and 11:00am to 02:00am on Sundays.**Location:** TURKISH DELIGHT, 30 CANON STREET, ABERDARE, CF44 7AP**Mountain Ash East****15/0592/10** Decision Date: 09/07/2015**Proposal:** 2 storey extension to the rear of property**Location:** 10 HEOL PENRHIW, CEFNPENNAR, MOUNTAIN ASH, CF45 4DS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/07/2015 and 24/07/2015****Report for Development Control Planning Committee****Aberaman North**

15/0645/10 Decision Date: 09/07/2015
Proposal: Change of use from business to residential (two units proposed and no external alterations), change of use ground floor only.
Location: FLAT ABOVE GENERAL PICTON PUBLIC HOUSE AND RESTAURANT, 134 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6UY

15/0663/10 Decision Date: 13/07/2015
Proposal: Building on top of existing single storey extension to the rear of property.
Location: 5 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ

Treorchy

15/0515/10 Decision Date: 13/07/2015
Proposal: Second storey bedroom extension.
Location: 106 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

15/0587/10 Decision Date: 09/07/2015
Proposal: Two storey and single storey extension to rear. Bay window and canopy across front of property.
Location: 33 DYFODWG STREET, TREORCHY, CF42 6NN

15/0622/10 Decision Date: 14/07/2015
Proposal: Existing 2 no. external ATMs to be replaced with new models in same location.
Location: HSBC, 11 HIGH STREET, TREORCHY, CF42 6AG

15/0642/10 Decision Date: 23/07/2015
Proposal: New stables and use of the land for the keeping of horses (recreational equine use) (Amended plans received 18/06/15) (Amended description 29/06/15).
Location: LAND REAR OF BRYNHYFRYD STREET, TREORCHY, CF42 6DT

Pentre

15/0370/12 Decision Date: 13/07/2015
Proposal: New external signage proposals.
Location: THE PHOENIX CENTRE, CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EH

15/0574/10 Decision Date: 16/07/2015
Proposal: Two storey rear extension. (Amended Ownership Certificate Received 15th June 2015)
Location: 17 UPPER ALMA PLACE, PENTRE, CF41 7DG

15/0745/10 Decision Date: 24/07/2015
Proposal: Erection of a garage attached to side of house.
Location: 40 DINAM PARK, TON PENTRE, PENTRE, CF41 7DX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/07/2015 and 24/07/2015****Report for Development Control Planning Committee****Ystrad**

- 15/0553/10** Decision Date: 15/07/2015
Proposal: Two storey extension with canopy and part attic conversion.
Location: 20 ROCK DRIVE, GELLI, PENTRE, CF41 7NX

- 15/0623/10** Decision Date: 06/07/2015
Proposal: Change of use from Tattoo Studio/Parlour to take-away (A3).
Location: 28 WILLIAM STREET, YSTRAD, PENTRE, CF41 7QR

Llwynypia

- 15/0593/10** Decision Date: 22/07/2015
Proposal: Develop a small scale standby electricity generation plant in individual sound proof containers
Location: GAS HOLDER SITE, EAST OF LLWYNYPIA ROAD, TONYPANDY CF40 2ET

- 15/0668/10** Decision Date: 13/07/2015
Proposal: Extension for kitchen, ensuite and bedroom.
Location: 1 PARTRIDGE ROAD, LLWYNYPIA, TONYPANDY, CF40 2SL

Cwm Clydach

- 15/0492/10** Decision Date: 09/07/2015
Proposal: Rear ground floor utility room and first floor bedroom extension.
Location: 101 COURT STREET, CLYDACH VALE, TONYPANDY, CF40 2RN

Tonypandy

- 15/0616/10** Decision Date: 23/07/2015
Proposal: Change of use to veterinary clinic - to include renovation and interior remodelling (excluding any load-bearing changes) and removal of single storey rear flat roofed extension (currently in extremely poor repair causing
Location: 2-3 DE WINTON STREET, TONYPANDY, CF40 2QZ

Porth

- 15/0513/15** Decision Date: 09/07/2015
Proposal: Variation of condition 1 of planning approval 10/1060/10 to extend the period of time to commence development for a further 5 years.
Location: 20-25 HANNAH STREET. PORTH CF39 9RB

- 15/0548/10** Decision Date: 09/07/2015
Proposal: Replacing old balcony with a new one. (Retrospective)
Location: 6 MAGNOLIA CLOSE, PORTH, CF39 9TN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/07/2015 and 24/07/2015****Report for Development Control Planning Committee****Tylorstown**

- 15/0652/10** Decision Date: 09/07/2015
Proposal: First floor extension above kitchen to form a bedroom.
Location: 34 THE AVENUE, PONTYGWAITH, FERNDALE, CF43 3LN

Ferndale

- 15/0653/15** Decision Date: 24/07/2015
Proposal: Variation of Condition 2 of application 06/1677 to allow the premises to be used as a takeaway (Class A3)
Location: CORNER PLAICE, 5 THE STRAND, FERNDALE, CF43 4LY

- 15/0658/01** Decision Date: 23/07/2015
Proposal: Illuminated facias at the front and side of shop.
Location: CORNER PLAICE, 5 THE STRAND, FERNDALE, CF43 4LY

Glyncoch

- 15/0455/10** Decision Date: 14/07/2015
Proposal: 3 bedroom dwelling to replace an existing garage structure attached to number 19 Cefn Close. (Amended plans received 19th & 21st May 2015).
Location: 19 CEFN CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3PR

Treforest

- 15/0672/10** Decision Date: 16/07/2015
Proposal: Change of use of part of existing ground floor from A1 retail to C3 dwelling (1 no. bedsit).
Location: 10B PARK STREET, TREFOREST, PONTYPRIDD, CF37 1SN

- 15/0691/23** Decision Date: 07/07/2015
Proposal: 15 metre high Phase 5 monopole and komodo cabinet to be installed
Location: CARDIFF ROAD ROUNDABOUT SITE CF0125, CARDIFF ROAD, TREFOREST, PONTYPRIDD, CF37 1DB

Hawthorn

- 15/0086/10** Decision Date: 22/07/2015
Proposal: Two tiered decking area in rear garden and associated works (Retrospective).
Location: 7 COUNTRY VIEW ESTATE, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DU

- 15/0597/01** Decision Date: 10/07/2015
Proposal: 4 no. internally illuminated building signs 1 no. totem sign 1 no. set of 8 poster frames non-illuminated (Amended plan, revised sign location - received 04/06/2015)
Location: DUNELM, UPPER BOAT BUSINESS CENTRE, CARDIFF ROAD, UPPER BOAT, PONTYPRIDD, CF37 5BP.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/07/2015 and 24/07/2015****Report for Development Control Planning Committee****Ffynon Taf**

- 15/0714/10** Decision Date: 16/07/2015
Proposal: Change of use from Public House into office (B1) on the ground floor; conversion of an existing first floor flat into two self-contained flats and some external alterations.
Location: CROSS KEYS HOTEL PUBLIC HOUSE, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7SR

Llantwit Fardre

- 15/0503/10** Decision Date: 09/07/2015
Proposal: Construction of a bedroom/shower room extension to rear above existing kitchen extension.
Location: 36 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BE

- 15/0621/10** Decision Date: 16/07/2015
Proposal: Two storey extension to the rear of property and minor external works
Location: 27 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN

- 15/0650/10** Decision Date: 20/07/2015
Proposal: Porch to front elevation.
Location: 129 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AA

- 15/0690/10** Decision Date: 07/07/2015
Proposal: First floor extension over existing garage.
Location: 9 VIBURNUM RISE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JU

Tonteg

- 15/0701/10** Decision Date: 21/07/2015
Proposal: The proposed development is a structural steel, profiled steel, clad extension to the existing manufacturing/warehouse/distribution facility.
Location: UNIT UB2, 1-2 TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA

Beddau

- 15/0491/10** Decision Date: 16/07/2015
Proposal: Two storey side extension.
Location: 37 MILTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2TN
- 15/0589/10** Decision Date: 16/07/2015
Proposal: Two storey rear extension and entrance porch
Location: 21 LLWYNCRWN ROAD, BEDDAU, PONTYPRIDD, CF38 2BE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/07/2015 and 24/07/2015****Report for Development Control Planning Committee****Town (Llantrisant)****15/0686/10** Decision Date: 16/07/2015**Proposal:** Erection of a first floor side extension**Location:** 8 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF**Pontyclun****15/0500/10** Decision Date: 20/07/2015**Proposal:** Erection of a garage on existing hardstanding.**Location:** QUARRY HOUSE, LLANTRISANT ROAD, GROESFAEN, PONTYCLUN, CF72 8NJ**15/0555/10** Decision Date: 14/07/2015**Proposal:** Single storey extension to rear.**Location:** 39 YNYSDDU, PONTYCLUN, CF72 9UA**15/0560/10** Decision Date: 17/07/2015**Proposal:** Single storey rear elevation extension (Additional elevational plan submitted 16/06/15)**Location:** 15 MISKIN CRESCENT, MISKIN, PONTYCLUN, CF72 8JL**Llanharry****15/0612/10** Decision Date: 16/07/2015**Proposal:** Two storey rear extension and dormers to match existing. Single storey side extension with balcony.**Location:** CAEFFYNNON, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9RN**15/0710/10** Decision Date: 15/07/2015**Proposal:** Construction of a single storey extension to rear of house, a bedroom and shower room.**Location:** 22 BEECH ROAD, LLANHARRY, PONTYCLUN, CF72 9HS**Llanharan****15/0564/10** Decision Date: 15/07/2015**Proposal:** Demolish existing rear kitchen store and construct single storey rear extension and change of rear first floor window to french doors (amended description).**Location:** 2 FRANCIS TERRACE, LLANHARAN, PONTYCLUN, CF72 9RE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/07/2015 and 24/07/2015

Report for Development Control Planning Committee

Bryнна

15/0022/10

Decision Date: 16/07/2015

Proposal: Change of use of existing land and premises from A3 (former coffee shop) to B2 (Tyre Sales, Fitting & Repairs Place) and associated alteration works (Retrospective) (Description change 20.3.15) (Amended plans

Location: K JONES ROOFING LTD, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

15/0733/10

Decision Date: 24/07/2015

Proposal: To demolish the existing building and replace with new single storey convenience shop and take away. Existing use classes to be retained, A1 shop, A3 takeaway.

Location: BRYNCAE SHOP & POST OFFICE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP.

Total Number of Delegated decisions is 49

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 06/07/2015 and 24/07/2015****Report for Development Control Planning Committee****Aberdare East****14/0523/10** Decision Date: 14/07/2015**Proposal:** Extension and conversion of former youth centre into ground floor retail unit (A1 Use) and four 2-bedroom apartments and one 1-bedroom apartment (C3 Use) (Amended plans received 21/10/14)**Location:** CHEQUERS, 2 CANON STREET, ABERDARE, CF44 7AT**Reason: 1** The application proposes highly vulnerable development within Zone C2, as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN 15) (July 2004). The Flood Consequences Assessment has failed to demonstrate that the consequences of flooding can be acceptably managed. The application is therefore considered contrary to policy AW10 of the Rhondda Cynon Taf Local Development Plan.**Tylorstown****15/0700/10** Decision Date: 21/07/2015**Proposal:** Change of use A1 News Agents to A3 Takeaway serving fried chicken and burgers to include new external flue, conversion of 4 bedroom flat into two self contained two bedroom flats.**Location:** TYLORSTOWN NEWSAGENTS, 249 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3HG**Reason: 1** The proposed takeaway would be detrimental to the amenity of neighbouring residential properties due to increased levels of noise and disturbance at a time when residents should reasonably expect peace and quiet and contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed development is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development plan for the following reasons:

The proposed hot food takeaway at this location would give rise to a greater intensity of short-term on-street parking by customers and deliveries along the A4233 which is a principle route and affect the safety and free flow of traffic to the detriment of safety of all highway users.

The proposed development will generate on-street parking in close proximity to the nearby road junction and controlled pedestrian crossing thus creating hazards to the detriment of highway and pedestrian safety.

Town (Llantrisant)**15/0291/10** Decision Date: 23/07/2015**Proposal:** Main dwelling conversion of integral garage to study. Conversion of external single garage to double garage and 2 storey above store room. External access staircase (steel or aluminium).**Location:** MAESMARCHOG HOUSE, TAFF COTTAGES, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8PS**Reason: 1** The garage extension, by virtue of its design, mass and height would have a detrimental impact upon the character and appearance of the surrounding area, 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: 06/07/2015 and 24/07/2015

Report for Development Control Planning Committee

Pontyclun

15/0624/10 Decision Date: 06/07/2015

Proposal: First floor extension and accompanying internal alterations.

Location: 9 THE HOLLIES, BRYNSADLER, PONTYCLUN, CF72 9BA

Reason: 1 The proposal, by virtue of its scale, design and overall visual appearance, would have a detrimental impact on the character and appearance of the existing dwelling and the wider area. It would therefore not comply with with Policies AW 5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4