

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

**DEVELOPMENT CONTROL  
COMMITTEE  
3 DECEMBER 2015**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 12</b>
<b>INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b>	

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 09/11/2015 and 20/11/2015.

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.

**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**

**3 DECEMBER 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: 09/11/2015 and 20/11/2015****Report for Development Control Planning Committee****Rhigos****15/1187/10** Decision Date: 11/11/2015**Proposal:** Construction of a stable block.**Location:** LAND OPPOSITE 1 MOUNT ROAD, RHIGOS, CF44 9YS**Aberdare West/Llwydcoed****15/1306/10** Decision Date: 10/11/2015**Proposal:** Conversion of attic into attic bedroom with rear dormer.**Location:** 13 LLEWELLYN STREET, TRECYNON, ABERDARE, CF44 8LP**Aberdare East****15/1289/10** Decision Date: 11/11/2015**Proposal:** Double storey extension and single vehicle garage.**Location:** 26 GOSPEL HALL TERRACE, GADLYS, ABERDARE, CF44 8DW**Mountain Ash West****15/1274/10** Decision Date: 11/11/2015**Proposal:** Change of use from Class A1 to A3 - Tea Room with ancillary retail sales.**Location:** 74 OXFORD STREET, MOUNTAIN ASH CF45 3HB**Penrhiwceiber****15/1302/10** Decision Date: 11/11/2015**Proposal:** Part 2 storey, part single storey extension to rear of terraced property, replacing existing single storey annex**Location:** 69 GLANLAY STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TN**Aberaman South****15/1284/10** Decision Date: 13/11/2015**Proposal:** Change of use from warehousing/light industrial to veterinary practice.**Location:** UNIT 19 SMARTER TRAINING GROUP, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA**15/1337/09** Decision Date: 16/11/2015**Proposal:** Conversion of integral garage into habitable space**Location:** 32 HEOL TY ABERAMAN, ABERAMAN, ABERDARE, CF44 6LP

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 09/11/2015 and 20/11/2015****Report for Development Control Planning Committee****Pentre****15/1335/19** Decision Date: 13/11/2015**Proposal:** Copper Beech - Rear r/h side boundary - Reduce & shape tree canopy by removing up to 2m off the sides and slightly more off the top, minor crown raise of drooping branches to increase height from ground level by 1.5m**Location:** REAR OF 1 - 30 ALEXANDRA ROAD, GELLI, PENTRE, CF41 7NL**Ystrad****15/1209/15** Decision Date: 19/11/2015**Proposal:** Variation of Condition 2 of Application Ref: 15/0372 to change the route the site is to be accessed, as shown in the Traffic Management Plan.**Location:** BWLLFA FARM, NANT-Y-GWYDDON ROAD, GELLI, PENTRE, CF41 7NY**15/1396/08** Decision Date: 20/11/2015**Proposal:** New windows in Health Suite.**Location:** RHONDDA LEISURE CENTRE, TYNTYLA ROAD, GELLIGALED PARK, YSTRAD, TREORCHY, CF41 7SY**Trealaw****15/1293/10** Decision Date: 16/11/2015**Proposal:** Construction of garage for use of parking van overnight and loading and off-loading of hand tools.**Location:** 57 PERGWM STREET, TREALAW, TONYPANDY, CF40 2UP**Porth****15/1269/10** Decision Date: 13/11/2015**Proposal:** New roller shutter door to garage entrance (Amended location address)**Location:** IVOR HAUL GARAGE, ABER-RHONDDA ROAD, PORTH, CF39 0BB**Maerdy****15/1268/10** Decision Date: 10/11/2015**Proposal:** Proposed bedroom extension to ground floor.**Location:** 24 SPRINGFIELD ROAD, MAERDY, FERNDAL, CF43 4BW

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 09/11/2015 and 20/11/2015****Report for Development Control Planning Committee****Glyncoch**

**15/1188/10** Decision Date: 11/11/2015  
**Proposal:** Single storey extension above side garage.

**Location:** TYN Y COED, CLYDACH COURT, ABERCYNON ROAD, GLYNCOCH, PONTYPRIDD, CF37 3NB

**15/1211/19** Decision Date: 13/11/2015  
**Proposal:** TPO No (10) 1952 - Oak tree 30% reduction of canopy over garden, Beech tree, removal of lower limb by 50% overhanging shed, Oak tree (under storey), removal of 2 limbs by 30% overhanging shed, Sycamore, Beech

**Location:** 16 THE GROVE, GLYNCOCH, PONTYPRIDD, CF37 3BQ

**15/1292/10** Decision Date: 10/11/2015  
**Proposal:** Construction of new front porch and steps.

**Location:** 22 CONWAY CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3AW

**15/1355/10** Decision Date: 16/11/2015  
**Proposal:** Creation of new hardstanding areas as part of comprehensive improvement of former garage courtyards and installation of new and replacement boundary treatments and two new standard lighting columns.

**Location:** GARAGE COURTYARD BETWEEN GARTH AVENUE, PEARSON CRESCENT & HIGH VIEW COURT  
 GLYNCOCH, PONTYPRIDD, CF37 3AE

**Town (Pontypridd)**

**15/1313/01** Decision Date: 16/11/2015  
**Proposal:** 1 No. replacement fascia to front elevation with letters only halo illuminated.  
 1 No. new double sided internally illuminated projection sign with text only to illuminate.

**Location:** BON MARCHE, 76 TAFF STREET, PONTYPRIDD, CF37 4SU

**15/1349/10** Decision Date: 16/11/2015  
**Proposal:** Single storey extension and alteration to roof to house shower and utility room.

**Location:** 12 GRAIGWEN PARC, GRAIGWEN, PONTYPRIDD, CF37 2EQ

**Trallwn**

**15/0565/16** Decision Date: 11/11/2015  
**Proposal:** Reserved matters approval sought for appearance, layout, landscaping and scale of previously approved application 12/0880/13 (one detached dwelling) - Amended plans received 8th and 9th October 2015.

**Location:** 211 MERTHYR ROAD, TRALLWN, PONTYPRIDD, CF37 4DH

**Rhondda**

**15/1260/01** Decision Date: 16/11/2015  
**Proposal:** Erection of Ceremonial flag on 7m high pole.

**Location:** MAES Y COED PRIMARY SCHOOL, LANWERN ROAD, MAESYCOED, PONTYPRIDD, CF37 1EQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 09/11/2015 and 20/11/2015****Report for Development Control Planning Committee****Ffynon Taf****15/0694/10** Decision Date: 11/11/2015**Proposal:** Construction of new mansard roof structure to provide additional office accommodation in the roof space, including new roof covering, roof windows and pv panels.**Location:** MILL HOUSE, CAERPHELLY ROAD, TAFFS WELL, CARDIFF, CF15 7TA**Llantwit Fardre****15/0964/10** Decision Date: 10/11/2015**Proposal:** Two storey side extension and single storey rear and front extensions.**Location:** 41 FOEL VIEW CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PL**Church Village****15/1272/10** Decision Date: 10/11/2015**Proposal:** Two storey side extension**Location:** 38 TY-DRAW, CHURCH VILLAGE, PONTYPRIDD, CF38 1UF**Gilfach Goch****15/1195/10** Decision Date: 10/11/2015**Proposal:** Rear dining and bathroom extension. Proposed front entrance porch.**Location:** 3 ROSEHILL TERRACE, GILFACH GOCH, PORTH, CF39 8RY**Tonyrefail West****15/1360/10** Decision Date: 16/11/2015**Proposal:** Two storey full width extension to form a kitchen utility room and bedrooms.**Location:** 24 RHYS STREET, EDMONDSTOWN, TONYPANDY, CF40 1NS**Beddau****15/1210/19** Decision Date: 13/11/2015**Proposal:** To remove limb from Oak tree which is encroaching on my property.**Location:** LAND REAR OF 18-19 CYNAN CLOSE, BEDDAU, CF38 2TL**15/1356/10** Decision Date: 16/11/2015**Proposal:** Change of use from hairdressing salon to sunbed salon.**Location:** UNIT 3, COMMON APPROACH, BEDDAU, PONTYPRIDD, CF38 2BL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 09/11/2015 and 20/11/2015****Report for Development Control Planning Committee****Ty'n y Nant**

**15/1262/10** Decision Date: 09/11/2015  
**Proposal:** Single storey facing brick garden store with flat roof  
**Location:** 10 CASTLEFORD CLOSE, BEDDAU, PONTYPRIDD, CF38 2RW

**Pontyclun**

**15/1023/10** Decision Date: 09/11/2015  
**Proposal:** Installation of multi use games area 25m in length, 16m width and mesh fencing up to 2.5m in height.  
**Location:** PLAYGROUND, COWBRIDGE ROAD, BRYNSADLER, PONTYCLUN

**Llanharan**

**15/1249/10** Decision Date: 18/11/2015  
**Proposal:** Installation of an LPG tank farm consisting of 5 No. buried holding vessels, distribution pumps, deluge system & LPG off loading point  
**Location:** FILLCARE LIMITED, LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8YZ

**Brynna**

**15/1243/10** Decision Date: 09/11/2015  
**Proposal:** Single storey rear extension with flat roof.  
**Location:** TY GWYN, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG

Total Number of Delegated decisions is 32

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 09/11/2015 and 20/11/2015**

**Report for Development Control Planning Committee**

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**Ferndale**

**15/1197/10** Decision Date: 13/11/2015

**Proposal:** Build up existing side annexe walls and provide roof over to create utility room.

**Location:** VALLEY VIEW, AYRON STREET, FERNDALE, CF43 4HY

**Reason: 1** The proposed development by virtue of its siting and height in relation to Dyffryn Street would have an unacceptable overbearing impact upon numbers 15 and 16 Dyffryn Street. As such, it would have a significant detrimental effect on the level of residential amenity enjoyed by those occupiers. Accordingly, the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Rhydyfelin Central**

**15/1278/10** Decision Date: 11/11/2015

**Proposal:** Conservatory to front of property.

**Location:** 16 PINWOOD AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5EA

**Reason: 1** By virtue of its size and prominent position on the front elevation of the dwelling, the proposed conservatory would have an unacceptable and visually intrusive impact on the character and appearance of the site and surrounding area.

Therefore the development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 2