

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016:**

**DEVELOPMENT CONTROL  
COMMITTEE  
3 MARCH 2016**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 7</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 08/02/2016 and 19/02/2016.

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**

**3 MARCH 2016**

**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: 08/02/2016 and 19/02/2016****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

**16/0004/10** Decision Date: 11/02/2016  
**Proposal:** Two storey extension to rear, improvements and repairs.  
**Location:** 32 DARE ROAD, CWMDARE, ABERDARE, CF44 8UB

**Aberdare East**

**15/1556/23** Decision Date: 08/02/2016  
**Proposal:** Prior notification for the demolition of demountable outbuildings (classrooms), portacabin type classroom, outbuildings, masonry gym block, masonry classroom buildings (bat survey received 11/01/16).  
**Location:** OUTBUILDINGS AT ABERDARE GIRLS COMPREHENSIVE SCHOOL, CWMBACH ROAD, ABERDARE, CF44 0NF

**16/0018/10** Decision Date: 18/02/2016  
**Proposal:** Proposed garage to side of property on existing driveway  
**Location:** 4 GRAIG PLACE, ABERDARE, CF44 7RE

**Cwmbach**

**15/1495/10** Decision Date: 10/02/2016  
**Proposal:** Construction of a new house.  
**Location:** PLOT 2, SYCAMORE RISE, CWMBACH, ABERDARE, CF44 0JJ

**Abercynon**

**14/0040/13** Decision Date: 09/02/2016  
**Proposal:** Demolish existing redundant building and construction of 3 dwellings with associated off street parking (Outline) Amended plans received 15/12/15.  
**Location:** AVONDALE SOCIAL CLUB, AVONDALE STREET, YNYSBOETH, ABERCYNON, MOUNTAIN ASH, CF45 4YU

**Aberaman North**

**15/1434/10** Decision Date: 08/02/2016  
**Proposal:** New shop fronts and access ramp.  
**Location:** THE GRANGE GARAGE, LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

**15/1561/10** Decision Date: 19/02/2016  
**Proposal:** Change of use from public house (A3) to 1 No. 4 bedroom house and 2 No. 3 bedroom houses (C3).  
**Location:** ABERAMAN HOTEL PUBLIC HOUSE, JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6EP

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 08/02/2016 and 19/02/2016**

**Report for Development Control Planning Committee**

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**Aberaman South**

**15/1420/10**

Decision Date: 11/02/2016

**Proposal:** Two storey extension for kitchen, bathroom and bedroom.

**Location:** 30 GLYNHAFOD STREET, CWMAMAN, ABERDARE, CF44 6LD

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/02/2016 and 19/02/2016****Report for Development Control Planning Committee****Treherbert****15/1483/19** Decision Date: 09/02/2016**Proposal:** Cut back selected branches by an estimated 3 to 4 metres to boundary fence on 2 Oak trees overhanging neighbours property.**Location:** LAND TO REAR AND SIDE OF 25-26 CASTLETON AVENUE, TYNEWYDD, TREHERBERT, CF42 5SS**Treorchy****15/1624/10** Decision Date: 18/02/2016**Proposal:** Alter shop front to provide separate access to first floor flat and the insertion of 3 new windows and a door to rear of building**Location:** JOHNSON THE GOLDSMITHS LTD, 109 BUTE STREET, TREORCHY, CF42 6AU**Pentre****16/0003/10** Decision Date: 18/02/2016**Proposal:** Relocation of ATM and formation of secure servicing room with new access door**Location:** NATWEST, 215 YSTRAD ROAD, YSTRAD, PENTRE, CF41 7BE**Trealaw****15/1570/08** Decision Date: 12/02/2016**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.**Location:** TREALAW ROUNDABOUT, A4058 TREALAW**Penygraig****15/1422/10** Decision Date: 08/02/2016**Proposal:** Change of use from Library (D1) to Library (D1), Coffee shop (A3) and Retail (A1) and the retention of a D1 use on the second floor (Additional information received 12/12/15 confirming proposed use of the second floor**Location:** 75-76 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1LA**15/1551/08** Decision Date: 15/02/2016**Proposal:** Roundabout signage**Location:** WILLIAMSTOWN ROUNDABOUT, A4119 WILLIAMSTOWN, PENYGRAIG**15/1596/10** Decision Date: 16/02/2016**Proposal:** Demolition of existing kitchen and outside toilet and replacement with single storey kitchen.**Location:** 15 BANK STREET, PENYGRAIG, TONYPANDY, CF40 1PH

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/02/2016 and 19/02/2016****Report for Development Control Planning Committee****Cymmer**

- 15/1564/10** Decision Date: 08/02/2016  
**Proposal:** Proposed full width two storey extension to kitchen and bedroom.  
**Location:** 3 BRYN EIRW, TREHAFOD, PONTYPRIDD, CF37 2PA

- 15/1628/10** Decision Date: 10/02/2016  
**Proposal:** Single storey extension to rear of property to house a bedroom.  
**Location:** 6 LEWIS STREET, TREHAFOD, PONTYPRIDD, CF37 2NH

**Trallwn**

- 15/1645/10** Decision Date: 11/02/2016  
**Proposal:** Construction of a single storey garage adjacent to an existing garage to the rear of the property.  
**Location:** 222 MERTHYR ROAD, PONTYPRIDD, CF37 4DH

- 16/0020/10** Decision Date: 10/02/2016  
**Proposal:** Proposed Single Storey Side extension  
**Location:** IVY COTTAGE, ALPHA PLACE, PONTYPRIDD, CF37 4RT

**Rhondda**

- 15/1607/10** Decision Date: 08/02/2016  
**Proposal:** Two storey extension.  
**Location:** HIBERNATE HOUSE, BARRY ROAD, PONTYPRIDD, CF37 1HY

**Treforest**

- 16/0035/10** Decision Date: 15/02/2016  
**Proposal:** Construction of a single storey, pitched roof extension with all associated drainage and external works.  
**Location:** 1 CWRT GLYNDWR, TREForest, PONTYPRIDD, CF37 1NU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/02/2016 and 19/02/2016****Report for Development Control Planning Committee****Hawthorn**

- 15/1254/10** Decision Date: 09/02/2016  
**Proposal:** Replacement dwelling on footprint of existing bungalow which became unsafe during remodelling work approved in planning application ref. 15/0023/10.  
**Location:** PEN Y GROES FARM, EGLWYSILAN ROAD, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7UU

- 15/1444/10** Decision Date: 10/02/2016  
**Proposal:** Single storey rear extension (revised plans received 11/01/16, first floor extension removed, ground floor extension enlarged)  
**Location:** 26 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5AY

- 15/1520/10** Decision Date: 10/02/2016  
**Proposal:** To install new glazed windows to the front elevation of the unit.  
**Location:** UNIT 4 CARPET RIGHT PLC, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

- 15/1552/08** Decision Date: 15/02/2016  
**Proposal:** Sign fixed to the ground with poles at points adjacent to roundabout exits  
**Location:** UPPER BOAT TO TESCOS ROUNDABOUT, UPPERBOAT, HAWTHORN

**Ffynon Taf**

- 15/1616/10** Decision Date: 11/02/2016  
**Proposal:** Proposed dwelling on land adjacent to Woodland Heights, Cemetery Road, Taffs Well.  
**Location:** LAND ADJACENT TO WOODLAND HEIGHTS, CEMETERY ROAD, TY RHIW, TAFFS WELL, CARDIFF

**Llantwit Fardre**

- 15/1618/10** Decision Date: 10/02/2016  
**Proposal:** Change double garage to living room.  
**Location:** 107 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AA

- 16/0009/10** Decision Date: 10/02/2016  
**Proposal:** New garden room, to include workshop/shed.  
**Location:** 38 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/02/2016 and 19/02/2016****Report for Development Control Planning Committee****Church Village**

- 15/1543/10** Decision Date: 08/02/2016  
**Proposal:** Variation of approved house type Plot 4, addition of rear single storey extension to provide adapted bedroom and extended kitchen.  
**Location:** PLOT 4, LAND AT TY GWYN ROAD, CHURCH VILLAGE

- 15/1576/10** Decision Date: 11/02/2016  
**Proposal:** Proposed two storey rear and side extension. (Revised plans showing increased setback of side extension and lower ridge line received 26th Jan 2016)  
**Location:** 1 HEOL-Y-FRO, CHURCH VILLAGE, PONTYPRIDD, CF38 1UD

**Tonteg**

- 15/1638/10** Decision Date: 10/02/2016  
**Proposal:** Two storey and single storey rear extension with associated removal of side chimney  
**Location:** 10 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EH

**Town (Llantrisant)**

- 15/1387/10** Decision Date: 08/02/2016  
**Proposal:** Completion of Unit 1 approved under planning reference 10/0619/10 for A3/B1 and B8 uses including the provision of additional car parking area.(Amended description 19/11/15)  
**Location:** LAND ADJACENT TO UNIT 8 LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

- 15/1468/10** Decision Date: 10/02/2016  
**Proposal:** Two Storey Side Extension.  
**Location:** 16 FAIRLAND CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QH

- 15/1494/10** Decision Date: 10/02/2016  
**Proposal:** Porch extension and internal alterations.  
**Location:** 1 FFORDD GLAS Y DORLAN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BZ

- 15/1569/08** Decision Date: 15/02/2016  
**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.  
**Location:** RHIWSAESON ROUNDABOUT, A473 CROSS INN, LLANTRISANT



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/02/2016 and 19/02/2016****Report for Development Control Planning Committee****Talbot Green**

- 15/1554/08** Decision Date: 12/02/2016  
**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.  
**Location:** NEWPARK DISTRICT SHOPPING CENTRE ROUNDABOUT, TALBOT GREEN

- 15/1555/08** Decision Date: 15/02/2016  
**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.  
**Location:** ROUNDABOUT, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN

- 15/1568/08** Decision Date: 12/02/2016  
**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.  
**Location:** ELY VALLEY ROAD ROUNDABOUT, A4119 YNYSMAERDY, LLANTRISANT

**Pontyclun**

- 15/1577/10** Decision Date: 12/02/2016  
**Proposal:** Addition of a second storey to the existing dwelling, and creation of a double height extension to rear.  
**Location:** WESTSTONE, PEN-Y-GROES, GROES-FAEN, PONTYCLUN, CF72 8NJ

- 15/1612/15** Decision Date: 15/02/2016  
**Proposal:** Variation of Condition 15 of planning 14/1584/13 "No dwelling shall be occupied on site until the speed limit reduction from 60mph to 40mph has been implemented."  
**Location:** Y NODDFA, COWBRIDGE ROAD, TALYGARN, PONTYCLUN, CF72 9JU

**Llanharry**

- 15/1630/10** Decision Date: 18/02/2016  
**Proposal:** Double storey side extension and single storey side garage.  
**Location:** 2 FFOREST ROAD, LLANHARRY, PONTYCLUN, CF72 9JF

**Brynna**

- 15/1478/01** Decision Date: 09/02/2016  
**Proposal:** Double sided vertical freestanding sign on steel galvanised posts.  
**Location:** LAND AT CAE BACH, FELINDRE ROAD, ST MARY HILL, PENCOED, BRIDGEND, CF35 5HU

Total Number of Delegated decisions is 42

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 08/02/2016 and 19/02/2016**

**Report for Development Control Planning Committee**

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**Abercynon**

**15/0651/10** Decision Date: 10/02/2016

**Proposal:** Construction of 3 no. detached residential dwellings with access and off-street parking to front of properties off "The Beeches".

**Location:** LAND TO REAR OF GREENFIELD TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4TF

**Reason: 1** The proposed development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that the proposed development would result in an adverse impact upon highway safety for the following reasons:

The proposed additional use of the sub-standard access will create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic.

The proposed development will generate vehicular reversing movements to and from the highway, creating traffic hazards to the detriment of highway safety and free flow of traffic.

The proposed development will generate additional on-street parking by all types of vehicles, leading to increased highway safety concerns to the detriment of safety of all highway users and free flow of traffic. In the absence of a dedicated turning area the proposed development would result in multiple reversing movements along Troedpennar Terrace to the detriment of safety of all highway users and free flow of traffic.

In the absence of a pedestrian footway running along the site frontage the proposed development would lead to increased pedestrian safety concerns to the detriment of safety of all highway users.

**Reason: 2** The site lies within the defined development high risk area for coal mining. Insufficient information has been provided to enable a full assessment of the risks associated with the historic coal mining activities on the application site. As such the development to the requirements of policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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**Town (Pontypridd)**

**15/1200/19** Decision Date: 09/02/2016

**Proposal:** Proposed works involve the felling of 13 Sycamore trees and 1 Ash tree.

**Location:** FLAT 20, PAVIA COURT, GRAIGWEN ROAD, PONTYPRIDD, CF37 2TW

**Reason: 1** The application and request to remove all 13 Sycamore and 1 Ash tree is unjustified and, on the basis of the information submitted, unnecessary. The loss of the trees would have an unacceptable impact on the visual amenity of the area and insufficient information has been provided to demonstrate that the trees would need to be removed in the interest of public safety.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 08/02/2016 and 19/02/2016**

**Report for Development Control Planning Committee**

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**Gilfach Goch**

**15/1560/10** Decision Date: 18/02/2016

**Proposal:** Conversion of basement to one bedroom, self-contained flat.

**Location:** 14 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

**Reason: 1** The proposal would result in the creation of small, cramped, substandard living accommodation due to the lack of natural daylight and ventilation, with a poor outlook, and primary access off a substandard rear lane. As such the scheme is considered contrary to Policies AW5 and AW6 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 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 lane as a principal means of access to serve the proposed development would create increased traffic hazards to the detriment of highway and pedestrian safety; The proposed development would generate on-street parking in close proximity to the nearby road junction thus creating hazards to the detriment of highway and pedestrian safety.

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Total Number of Delegated decisions is 3