

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017**

**DEVELOPMENT CONTROL  
COMMITTEE  
23 JUNE 2016**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 8</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 02/05/16 – 10/06/16

Planning and Enforcement Appeals Decisions Received.  
Delegated Decisions Approvals and Refusals with reasons.  
Overview of Enforcement Cases.  
Enforcement Delegated Decisions.

**2. RECOMMENDATION**

That Members note the information.

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**(Committee 23/06/16)**  
**APPEALS RECEIVED**

**APPLICATION NO:** 15/1441/10 (MF)  
**APPEAL REF:** A/16/3150015  
**APPLICANT:** Mrs A Akhter  
**DEVELOPMENT:** Change of use from sandwich shop (A1) to takeaway restaurant (A3)  
**LOCATION:** 32 OXFORD STREET, MOUNTAIN ASH, CF45 3HB  
**APPEAL RECEIVED:** 11/05/2016  
**APPEAL START DATE:** 07/06/2016

**APPLICATION NO:** 10/0792/13 (GD)  
**APPEAL REF:** A/14/2217451  
**APPLICANT:** Landare Investments Ltd  
**DEVELOPMENT:** Outline application (some matters reserved) for residential development to include 77 dwellings.(Amended Description 18th April 2011)  
**LOCATION:** FORMER YNYSCYNON FARM, CWMBACH, ABERDARE CF44 0JL  
**APPEAL RECEIVED:** 21/04/2014  
**APPEAL START DATE:** 07/06/2016

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 15/0705/10 (PB)  
**APPEAL REF:** A/15/3140651  
**APPLICANT:** Mr J Zammit  
**DEVELOPMENT:** Demolition of existing bungalow and detached garage and construction of new student accommodation comprising 51 bedrooms with en-suite bathrooms and kitchen/dining facilities and associated work (amended plans submitted 22 September 2015 showing re-siting of building, amended parking and access arrangements, and inclusion of concierge service)  
**LOCATION:** PARK PRIDE, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW  
**DECIDED:** 08/12/2015  
**DECISION:** Refused  
**APPEAL RECEIVED:** 15/12/2015  
**APPEAL DECIDED:** 06/06/2016  
**APPEAL DECISION:** Allowed

Decision letters regarding planning and enforcement appeals will be made available on request.

## Rhondda Cynon Taf County Borough Council

### Development Control Enforcement – May 2016

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#### Cases

Received	44
Resolved	36
12 week target (70%)	61%
Complainant acknowledged	100%
Site visit	80%
Case priority	0 (Priority 1) 28 (Priority 2) 16 (Priority 3)

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#### Source

Anonymous	2
Councillor	5
Internal/pro-active	3
Public	34
AM/MP	0

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#### Type

Advert	1	Breach of condition	6
Engineering operations	1	TPO	0
Change of use	14	Not in accordance	3
Householder	10	Operational development	1
Listed Building	0	Untidy land	8

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#### Resolution

Remedied	13
No breach	6
Not expedient	0
Planning application	8
Notice served	6

Rhondda Cynon Taf County Borough Council  
Development Control Enforcement – Delegated decisions  
(May 2016)

**EN/15/00059**

Location: 19 Graig Terrace, Ferndale  
Breach: Outbuilding

Decision: Enforcement Notice (to remove the outbuilding).  
Reason: The outbuilding has an unacceptable overbearing impact on the neighbouring residential properties due to the terraced nature of the garden.

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**EN/15/00291**

Location: 67 Brynyhfred Street, Ynyswen  
Breach: Untidy land

Decision: S.215 Notice (to clear the rear garden, re-instate the boundary wall and improve the appearance to the side and front of the house).  
Reason: The house and garden has an unacceptable impact on the appearance of the area.

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**EN/15/00416**

Location: Land opposite 2 Lon Stephens, Taffs Well  
Breach: Untidy land

Decision: S.215 Notice (to remove the garden waste, stone and rubble from the land).  
Reason: The land has an unacceptable impact on the appearance of the area.

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**EN/16/00086**

Location: Former Miners Institute, Edward Street, Abercynon  
Breach: Untidy land

Decision: S.215 Notice (to cut back and remove the overgrown vegetation from the land).  
Reason: The land has an unacceptable impact on the appearance of the area.

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**EN/16/00092**

Location: Former Castle Ivor PH, Jenkins Street, Hopkinstown  
Breach: Breach of Condition's – 14/0484 (7. Obscure glazing)

Decision: Breach of condition notice issued (to install and retain obscure glazing)  
Reason: The condition was imposed to protect the overlooking implications on the dwelling's to the rear of the flat conversion. The flats are currently in beneficial use without the glazing being obscured.

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**EN/16/00114**

Location: Former Glantaff School, Rhydyfelin  
Breach: Breach of Condition's – 14/1386 (15. Hours of operation)

Decision: Breach of condition notice issued (to adhere to the standard hours of operation)  
Reason: The breach of the hours are having a detrimental impact on neighbouring residential amenity.

# **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 02/05/2016 and 10/06/2016**

## **Report for Development Control Planning Committee**

### **Aberdare East**

**16/0265/13** Decision Date: 09/05/2016

**Proposal:** Proposed erection of a new dwelling.

**Location:** LAND ADJACENT TO 16 BOND STREET, ABERDARE, CF44 7HA

**Reason: 1** The proposed development by reason of its scale and proximity to the neighboring property and garden to the north east (no. 16A Bond Street), would result in an overbearing form of development and loss of privacy to the significant detriment of the level of residential amenity currently enjoyed by those occupiers. As such the proposal is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 2** The proposal would result in an over-intensive form of development that would be out of keeping with the established pattern of development and character of the immediate area. As such the proposal is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

### **Trallwn**

**16/0044/10** Decision Date: 04/05/2016

**Proposal:** Extensions to front, rear and southern side of church building (resubmission of previous planning application ref. 14/1494/10).

**Location:** PONTY ELIM, THURSTON ROAD, PONTYPRIDD, CF37 4RH

**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 AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The development would have a detrimental impact upon highway safety, contrary to Policy AW5 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.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 02/05/2016 and 10/06/2016**

**Report for Development Control Planning Committee**

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**Ffynon Taf**

**15/1482/13** Decision Date: 24/05/2016

**Proposal:** Outline application for single dwelling

**Location:** LAND ADJACENT TO DORIAN'S HOUSE, PARISH ROAD, TAFFS WELL, CARDIFF, CF15 7RP

**Reason: 1** The proposed development would be contrary to Policies AW1, AW 2 and SSA13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that it would represent unjustified sporadic development in an unsustainable location, outside of the established settlement boundaries.

**Reason: 2** Insufficient information has been provided in order to enable an accurate assessment of the potential impacts of the development upon ecology and protected trees (TPO 165 3). As such, the proposed development would be contrary to policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 3** 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 access lane lacks adequate geometry, width of carriageway, segregated footway turning area and forward visibility and therefore further intensification of use would be to the detriment of safety of all highway users and the free flow of traffic.

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**Tonteg**

**16/0310/15** Decision Date: 16/05/2016

**Proposal:** Vary hours imposed as Condition 4 attached to consent 15/0377/15 dated 21 December 2015 to extend closing hours to 22.00 Monday to Friday and 22.30 on Saturday.

**Location:** 1 THE PRECINCT, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1SB

**Reason: 1** The proposal, to extend trading hours, would adversely affect the amenities of occupiers of nearby residential properties by reason of noise, odour and disturbance. As such the proposed development is considered to be contrary to the requirements of policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 02/05/2016 and 10/06/2016**

**Report for Development Control Planning Committee**

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**Pontyclun**

**16/0198/10**                      Decision Date: 27/05/2016

**Proposal:** Removal of existing lean-to conservatory and replace with orangery extension.

**Location:** BUTE COTTAGE, NEW MILL CORNER, MISKIN, PONTYCLUN, CF72 8JQ

**Reason: 1** The proposed extension, by virtue of its siting, scale, design and overall visual appearance would be visually intrusive and detrimental to the character and appearance of the existing property and the surrounding Conservation Area. As such, the proposed development would be contrary to Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 5

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Rhigos**

- 16/0256/10** Decision Date: 26/05/2016  
**Proposal:** Re-submission of application ref: 15/0336. Erect 20m x 10m steel portal framed agricultural building on area of hardstanding for the storage of agricultural machinery and winter fodder.  
**Location:** BRYN MAERDY BARN, HIRWAUN, ABERDARE, CF44 9SQ

**Hirwaun**

- 16/0294/10** Decision Date: 20/05/2016  
**Proposal:** Proposed single storey rear extension.  
**Location:** 8 CYNON TERRACE, HIRWAUN, ABERDARE, CF44 9NT

- 16/0325/10** Decision Date: 09/05/2016  
**Proposal:** Small extension to the front elevation of the property to make the existing kitchen larger with an addition of a front porch both covered by a larger tiled sloping roof canopy.  
**Location:** 7 GREENWOOD DRIVE, HIRWAUN, ABERDARE, CF44 9QZ

**Aberdare West/Llwydcoed**

- 16/0324/10** Decision Date: 26/05/2016  
**Proposal:** Public realm works comprising of planting, hard landscaping, relaying and realignment of hardstanding, erection of timber sleeper barrier and associated works.  
**Location:** LAND BETWEEN 4 & 22 HEOL NANT, CWMDARE, ABERDARE

- 16/0342/10** Decision Date: 17/05/2016  
**Proposal:** Proposed two storey extension and single storey lean-to at rear. Together with double garage off rear lane.  
**Location:** 23 BRONCYNON TERRACE, CWMDARE, ABERDARE, CF44 8RL

- 16/0442/10** Decision Date: 31/05/2016  
**Proposal:** Proposed 2 storey extension for kitchen, utility room, bedroom and bathroom.  
**Location:** 13 EXHIBITION ROW, LLWYDCOED, ABERDARE, CF44 0YD

**Aberdare East**

- 16/0016/10** Decision Date: 26/05/2016  
**Proposal:** Detached dwelling house with integral garages.(Amended site layout plan, with revised red line boundary (and introduction of blue line boundary) received 04/02/16.  
**Location:** PLOT 7, THE AILSA, FORMER RIVER LEVELS, MOSS PLACE, ABERNANT, ABERDARE, CF44 0YU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Cwmbach****15/1155/13**

Decision Date: 16/05/2016

**Proposal:** Outline planning application for 5 no. dwellings (detached).**Location:** LAND SOUTH EAST OF DUFFRYN ROAD, CWMBACH, ABERDARE**16/0031/10**

Decision Date: 19/05/2016

**Proposal:** Retention of parcel storage facility and distribution centre use.**Location:** TACKLESMART FISHING SUPER STORE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0AG**16/0245/10**

Decision Date: 05/05/2016

**Proposal:** Construction of an agricultural barn to store dry animal feed, hay and tractor storage, to be sited alongside existing long barns.**Location:** LLETTYSHENKIN FARM, BRYNGOLWG, CWMBACH, ABERDARE, CF44 0DA**16/0404/10**

Decision Date: 20/05/2016

**Proposal:** Demolition of existing single storey annexe and construction of 2 storey and single storey extension to dwelling**Location:** 5 PIT PLACE, ABERDARE ROAD, CWMBACH, ABERDARE, CF44 0LW**Mountain Ash East****16/0462/10**

Decision Date: 31/05/2016

**Proposal:** Proposed extension at first floor over existing single storey extension at rear.**Location:** 33 LONDON STREET, MOUNTAIN ASH, CF45 4BN**Penrhiwceiber****16/0321/10**

Decision Date: 20/05/2016

**Proposal:** Single storey extensions to front and side (Revised and corrected site location plan and site layout plans received 20/4/16)**Location:** 9 TANYBRYN, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3UJ**Abercynon****16/0134/01**

Decision Date: 05/05/2016

**Proposal:** 3 no. advertisement signs.**Location:** THE GATEWAY, A4054, CILFYNYDD ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4UQ**16/0367/10**

Decision Date: 20/05/2016

**Proposal:** Fence around garden.**Location:** LOCK HOUSE, LOCK STREET, ABERCYNON, MOUNTAIN ASH, CF45 4UF

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Ynysybwl**

- 16/0027/10** Decision Date: 20/05/2016  
**Proposal:** Detached double garage to rear of No. 5 Glanffrwd Terrace. (Amended plans received 28/4/16 reducing height of roof)  
**Location:** 5 GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW

- 16/0252/10** Decision Date: 24/05/2016  
**Proposal:** New AC condenser installations and refurbishment of elevations.  
**Location:** THE CO OPERATIVE FOOD, 45 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DY

**Aberaman North**

- 16/0066/10** Decision Date: 11/05/2016  
**Proposal:** Lowering garden levels with associated retaining walls and fence (retrospective)  
**Location:** 266 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RD

**Aberaman South**

- 15/1276/10** Decision Date: 25/05/2016  
**Proposal:** New Garden Centre Cafe.  
**Location:** WHAT STORES, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA
- 16/0182/10** Decision Date: 04/05/2016  
**Proposal:** Change of Use of Unit 6 from Light Industrial to Veterinary Practice  
**Location:** UNIT 6 ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

**Treorchy**

- 15/0062/10** Decision Date: 27/05/2016  
**Proposal:** Change of use from D1 Education Centre to A1 Retail and B1 Workshop with partial demolition and erection of single storey extensions. Alterations to existing vehicular access and provision of additional car parking.  
**Location:** TOO GOOD TO WASTE, FORMER COMMUNITY EDUCATION CENTRE, HOREB STREET, TREORCHY, CF42 6RU
- 16/0344/10** Decision Date: 17/05/2016  
**Proposal:** Two storey side extension and single storey rear extension to form a kitchen and bedroom.  
**Location:** 3 OAKTREE COURT, HEOL ORCHWY, TREORCHY, CF42 6SR

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Pentre**

**16/0189/10** Decision Date: 04/05/2016  
**Proposal:** Proposed orangery and retaining wall.  
**Location:** 19 ST STEPHEN'S AVENUE, PENTRE, CF41 7DF

**16/0251/10** Decision Date: 26/05/2016  
**Proposal:** Replace single storey rear extension with new double storey rear extension  
**Location:** 2 REES PLACE, PENTRE, CF41 7HR

**16/0347/10** Decision Date: 31/05/2016  
**Proposal:** Proposed full width single storey extension to form a kitchen and insertion of a first floor bedroom window in the side elevation of dwelling. (Amended description received 27/04/16)  
**Location:** 5 TREHARNE STREET, PENTRE, CF41 7HX

**Ystrad**

**15/1566/10** Decision Date: 13/05/2016  
**Proposal:** Rebuild / reface existing rear garden retaining walls. Replace existing side dividing fences with new shiplap timber fencing.  
**Location:** 17 PENRHYS ROAD, YSTRAD, PENTRE, CF41 7SH

**16/0017/10** Decision Date: 31/05/2016  
**Proposal:** Retention of 40m section of access track relating to consented wind turbine ref 13/0960/10  
**Location:** BWLLFA FARM, NANT-Y-GWYDDON ROAD, GELLI, PENTRE, CF41 7NY

**16/0264/15** Decision Date: 09/05/2016  
**Proposal:** Removal of Condition 3 (rear parking 2 vehicles) of planning permission 15/1491/10.  
**Location:** 120 WILLIAM STREET, YSTRAD, PENTRE, CF41 7QS

**16/0285/10** Decision Date: 20/05/2016  
**Proposal:** The erection of a warehouse extension.  
**Location:** 45A GELLI INDUSTRIAL ESTATE, GELLI, CF41 7UW

**16/0472/10** Decision Date: 25/05/2016  
**Proposal:** Change of use to personal training studio  
**Location:** UNIT 2, GELLI INDUSTRIAL ESTATE, GELLI, PENTRE, CF41 7UW

**Llwynypia**

**16/0221/01** Decision Date: 04/05/2016  
**Proposal:** Proposed signage scheme (Amended plans received 24/03/16 and 05/04/16 - proposing 2 additional banner signs to the scheme)  
**Location:** ASDA SUPERSTORE, COLLIERS WAY, LLWYN-Y-PIA, TONYPANDY, CF40 2JQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Cwm Clydach****16/0002/10** Decision Date: 25/05/2016**Proposal:** Delivery office yard to be remodelled to include new pedestrian gate and pathway and minor internal alterations throughout delivery office.**Location:** UNIT 4 ROYAL MAIL SORTING DEPOT, CAMBRIAN INDUSTRIAL PARK, CAMBRIAN COURT BUSINESS PAVILION, CLYDACH, TONYPANDY, CF40 2XX**16/0104/10** Decision Date: 24/05/2016**Proposal:** Erection of prefabricated spectator stand.**Location:** CAMBRIAN PARK, CAMBRIAN COURT BUSINESS PAVILION, CLYDACH, TONYPANDY**Penygraig****16/0209/10** Decision Date: 20/05/2016**Proposal:** Re-submission for proposed construction of 8 no. lock-up garages.**Location:** LAND REAR OF NO'S 72-75 HENDRECAFN ROAD, PENYGRAIG**16/0246/15** Decision Date: 16/05/2016**Proposal:** Variation of Condition 1 of planning permission No. 11/1118/15 (Proposed two, three bedroom detached houses with basement garages) to extend period of consent for a further five years.**Location:** LAND ADJACENT TO 1 GRAIG-YR-EOS, PENYGRAIG.**16/0286/10** Decision Date: 20/05/2016**Proposal:** The installation of new extraction systems and edge protection to the flat roof.**Location:** THE CO OP STORE, 48 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1LA**16/0326/10** Decision Date: 20/05/2016**Proposal:** 2 X internally illuminated fascias. 1 X internally illuminated projector. 1 X non-illuminated service menu board.**Location:** THE CO OPERATIVE PHARMACY, GEORGE STREET, PENYGRAIG, TONYPANDY, CF40 1QN**Porth****16/0237/19** Decision Date: 11/05/2016**Proposal:** Tree work as described in below and identified with tree report (dated 11/01/2016):  
Crown reduce to 18 metres – Tree ID1308, G1, as identified within the tree report (dated 11/01/2016) no**Location:** THE CEDARS, ALDERGROVE ROAD, PORTH, CF39 0LS**16/0372/10** Decision Date: 31/05/2016**Proposal:** 3 storey extension to rear.**Location:** 75 CHARLES STREET, PORTH, CF39 9YD

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Ynyshir****16/0132/19**

Decision Date: 20/05/2016

**Proposal:** Ash tree to side of property and Maple tree in front of property and alongside 'bypass', both to be reduced to original pollarded state, and removal of Horse Chestnut to rear of property.**Location:** MAENDY GROVE, Y MAENDY, YNYSHIR, PORTH, CF39 0AS**Tylorstown****15/1647/10**

Decision Date: 16/05/2016

**Proposal:** Change of use of existing derelict shop into a one bedroom ground floor flat.**Location:** 17 EAST ROAD, TYLORSTOWN**16/0380/10**

Decision Date: 31/05/2016

**Proposal:** Retrospective planning application for proposed storage and covered area to accommodate farmyard pets for an autistic child.**Location:** LAND TO THE SOUTH OF WITHERDENE ROAD, TYLORSTOWN**16/0391/13**

Decision Date: 07/06/2016

**Proposal:** 4 new terraced houses with rear parking (outline).**Location:** LAND SOUTH OF 186 EAST ROAD, TYLORSTOWN, FERNDAL, CF43 3BY**Ferndale****16/0369/10**

Decision Date: 20/05/2016

**Proposal:** Proposed extension to side of kitchen and proposed bedroom extension on top of existing extension.**Location:** 81 TAFF STREET, FERNDAL, CF43 4NG**Maerdy****16/0214/10**

Decision Date: 19/05/2016

**Proposal:** Two storey rear extension and boundary fence**Location:** 20 PENTRE ROAD, MAERDY, FERNDAL, CF43 4DP

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Cilfynydd****16/0266/10**

Decision Date: 16/05/2016

**Proposal:**

Proposed demolition and rebuilding of existing garage on Bedw Road Cilfynydd.

**Location:**

GARAGE OPPOSITE 26 BEDW ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NU

**Glyncoch****16/0328/10**

Decision Date: 09/05/2016

**Proposal:**

Construction of a single storey extension to rear of property to house a shower room.

**Location:**

59 GREENFIELD AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3BD

**16/0361/10**

Decision Date: 09/06/2016

**Proposal:**

Construction of a detached dwelling with a stand alone double garage

**Location:**

PLAS Y CEFFYL FARM, CEFN LANE, GLYNCOCH, PONTYPRIDD, CF37 3AL

**Town (Pontypridd)****16/0228/10**

Decision Date: 18/05/2016

**Proposal:**

Proposed new HVAC at roof level. Replace VRV unit for new.

**Location:**

SANTANDER, 4-5 FRATERNAL PARADE, TAFF STREET, PONTYPRIDD, CF37 4UH

**16/0279/10**

Decision Date: 11/05/2016

**Proposal:**

Change of use from office (B1) to a tutoring centre with ancillary office (D1).

**Location:**

GROUND FLOOR 20 MORGAN STREET, PONTYPRIDD, CF37 2DS

**16/0395/10**

Decision Date: 20/05/2016

**Proposal:**

Roof modification and extension to existing first floor dormer to front elevation.

**Location:**

5 NUNS CRESCENT, GRAIGWEN, PONTYPRIDD, CF37 2EW



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Trallwn**

- 16/0118/10** Decision Date: 04/05/2016  
**Proposal:** Change of use from office into two self-contained flats (Amended plan received 6th April 2016).  
**Location:** 6 CENTRAL SQUARE, RALPH STREET, PONTYPRIDD, CF37 4PN

- 16/0320/15** Decision Date: 19/05/2016  
**Proposal:** Variation of Conditions 2 and 3 of planning permission 12/0762/13 to extend the time period of outline consent for further 5 years.  
**Location:** REAR OF 18-22 THE AVENUE, PONTYPRIDD

- 16/0500/10** Decision Date: 09/06/2016  
**Proposal:** Erection of car park entrance barrier  
**Location:** SAINSBURY'S SUPERMARKETS LTD, BROWN LENNOX RETAIL PARK, YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA

**Graig**

- 15/1310/10** Decision Date: 01/06/2016  
**Proposal:** Proposed alterations to elevations of previously approved scheme.  
**Location:** JOHNS BUNGALOW, 1 BLACK ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PP

- 16/0162/12** Decision Date: 10/05/2016  
**Proposal:** Public address system, including new speakers on platforms, station buildings and footbridge. A new PA telecoms cabinet will be installed within the existing telecoms room.  
**Location:** PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

- 16/0340/10** Decision Date: 09/06/2016  
**Proposal:** Change of use of ground floor from Class A2 to Class A3.  
**Location:** 13 HIGH STREET, PONTYPRIDD, CF37 1QJ

**Hawthorn**

- 16/0121/10** Decision Date: 20/05/2016  
**Proposal:** First storey rear extension  
**Location:** RHYDYFELIN RUGBY CLUB, LIONEL TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5HR

- 16/0422/01** Decision Date: 02/06/2016  
**Proposal:** Erection of a flexible faced tensile showcase sign with LED backlights.  
**Location:** UNIT 2 ALDI FOODSTORE LTD, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Ffynon Taf**

- 16/0277/10** Decision Date: 17/05/2016  
**Proposal:** Two storey / lean-to rear extension (replacement ground floor kitchen / wc and new first floor bedroom and bathroom).  
**Location:** 83 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SU

- 16/0322/10** Decision Date: 16/05/2016  
**Proposal:** Proposed extension to existing Frankie & Benny's restaurant.  
**Location:** FRANKIE AND BENNY'S RESTAURANT AND BAR, HEOL YR ODYN, TREFOREST INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7QX

**Llantwit Fardre**

- 16/0261/10** Decision Date: 27/05/2016  
**Proposal:** Change of use of land to domestic gardens. (Amended Site Location)  
**Location:** LAND TO THE REAR OF NUMBERS 39, 41, 43 AND 45 PENYWAUN, EFAL ISAF, PONTYPRIDD, CF38 1AY

- 16/0272/10** Decision Date: 26/05/2016  
**Proposal:** Proposed detached garages built into embankment.  
**Location:** TYN Y COED HOUSE, TYN Y COED ROAD, CREIGIAU, CARDIFF, CF15 9NN

- 16/0327/10** Decision Date: 17/05/2016  
**Proposal:** Raised Decking in Rear Garden  
**Location:** 1 DAN Y TWYN, BLACK ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PR

- 16/0336/10** Decision Date: 17/05/2016  
**Proposal:** Proposed rear extension with new front porch extension.  
**Location:** 22 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NT

- 16/0389/10** Decision Date: 20/05/2016  
**Proposal:** Rear, side & front ground floor extension, side first floor extension and front porch  
**Location:** 32 PARC NANT CELYN, EFAL ISAF, PONTYPRIDD, CF38 1AD

**Church Village**

- 16/0186/19** Decision Date: 20/05/2016  
**Proposal:** T1 - mature Oak tree - remove limb growing toward and over boundary, crown thin remaining tree by 30%.  
**Location:** WOODLAND REAR OF HEOL LODWIG, CHURCH VILLAGE, PONTYPRIDD

- 16/0346/10** Decision Date: 06/06/2016  
**Proposal:** Two storey and single storey rear extension to form a kitchen, bathrooms and bedroom. (Revised first floor plans received 16/05/2016).  
**Location:** 8 DUFFRYN BACH TERRACE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Tonteg**

<b>15/1221/10</b>	Decision Date: 05/05/2016
<b>Proposal:</b>	Dwelling house (Amended parking layout 30/03/16).
<b>Location:</b>	ADJACENT TO DANYGRAIG, MAIN ROAD, TONTEG, CF38 1LS
<b>15/1609/10</b>	Decision Date: 06/05/2016
<b>Proposal:</b>	Change of use from Class B1, B2 and B8 and subdivision to create Class A1 bakery, Class B1 (offices), Sui Generis (tool hire), Class A1 (dry cleaner), extension to existing Class A1 shop, external alterations to and
<b>Location:</b>	UNIT B1, TAFFS FALL ROAD, TREFOREST INDUSTRIAL ESTATE, TREFOREST, PONTYPRIDD, CF37 5YB
<b>16/0300/10</b>	Decision Date: 06/05/2016
<b>Proposal:</b>	Two storey side extension.
<b>Location:</b>	14 FFORDD GERDINAN, TONTEG, PONTYPRIDD, CF38 1ER
<b>16/0330/10</b>	Decision Date: 09/05/2016
<b>Proposal:</b>	Single storey front extension and garage conversion.
<b>Location:</b>	3 HEOL DDERWEN, TONTEG, PONTYPRIDD, CF38 1TD
<b>16/0366/10</b>	Decision Date: 20/05/2016
<b>Proposal:</b>	Single Storey Kitchen, Utility Room and Toilet Extension
<b>Location:</b>	34 MONMOUTH CLOSE, TONTEG, PONTYPRIDD, CF38 1HU
<b>16/0400/10</b>	Decision Date: 20/05/2016
<b>Proposal:</b>	Single storey side / rear extension and front porch / canopy.
<b>Location:</b>	5 DENBIGH CLOSE, TONTEG, PONTYPRIDD, CF38 1HB

**Gilfach Goch**

<b>16/0176/10</b>	Decision Date: 26/05/2016
<b>Proposal:</b>	Construction of 2 pairs semi detached 3 bedroom dwellings.
<b>Location:</b>	BLANDY ARMS PUBLIC HOUSE, 174 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SH

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Tonyrefail West**

**16/0288/10** Decision Date: 13/05/2016  
**Proposal:** Proposed two storey rear kitchen and bedroom extension.  
**Location:** 15 OAKDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RS

**16/0345/10** Decision Date: 20/05/2016  
**Proposal:** Two storey full width extension to form a kitchen and bedroom.  
**Location:** 6 WESTON TERRACE, EDMONDSTOWN, TONYPANDY, CF40 1NX

**16/0362/10** Decision Date: 20/05/2016  
**Proposal:** Convert existing garage to lounge and build new garage.  
**Location:** 25 GELLI SEREN CLOSE, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EF

**Beddau**

**15/1611/15** Decision Date: 26/05/2016  
**Proposal:** Removal of Condition 1 (of Appeal APP/L6490/C/09/2116068): temporary consent, in order to retain existing building as a permanent dwelling.  
**Location:** CASTELLAU FACH FARM, LLANTRISANT, CF72 8LP

**Town (Llantrisant)**

**16/0153/19** Decision Date: 20/05/2016  
**Proposal:** Works to lower branches (2/3 metres) on Silver Birch tree at rear of garden.(TPO No. 45-2000. Confirmed 23/06/2000.)  
**Location:** 28 CLOS CEFN GLAS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS

**16/0188/10** Decision Date: 17/05/2016  
**Proposal:** Proposed single storey extension to existing dwelling and re-instatement of original porch (Amended plans received 25/04/16)  
**Location:** CHURCH HOUSE, 1 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF

**16/0255/10** Decision Date: 26/05/2016  
**Proposal:** Construction of new entrance lobby and canopy, re-cladding front elevation, minor alterations to other elevations, creating additional floor space at first and second floor level and installation of external storage  
**Location:** UNIT C SUNJUICE LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

**16/0440/10** Decision Date: 26/05/2016  
**Proposal:** Single storey rear extension.  
**Location:** 1 CAE GARW, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016****Report for Development Control Planning Committee****Pontyclun****16/0097/10**

Decision Date: 07/06/2016

**Proposal:**

Proposed 1st floor extension and car port.

**Location:**

CARTREF, LLANHARRY ROAD, BRYNSADLER, PONTYCLUN, CF72 9DB

**Llanharry****16/0309/10**

Decision Date: 12/05/2016

**Proposal:**

Proposed construction of a car park to accommodate ten (4.8 x 2.4m) car parking spaces on an existing soft landscaped area.

**Location:**

UNIT H1 JET CUTTING LTD, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

**Llanharan****15/1512/10**

Decision Date: 16/05/2016

**Proposal:**

Change of use of flat from C3 to Sui Generis to be used as part of the veterinary practice and a new entrance door and window at ground floor.

**Location:**

2 BRIDGEND ROAD, LLANHARAN, CF72 9RA

**15/1547/16**

Decision Date: 13/05/2016

**Proposal:**

Conversion/renovation of Lanelay Hall to 3 residential dwellings (including the extension and alterations) and construction of 2 new residential dwellings, alongside new access arrangements, landscaping, parking and

**Location:**

LANELAY HALL, COWBRIDGE ROAD, TALBOT GREEN

**16/0006/10**

Decision Date: 11/05/2016

**Proposal:**

Installation of new automatic unrestricted vehicle and pedestrian security gates to private estate.

**Location:**

OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72 9FB

**16/0290/01**

Decision Date: 17/05/2016

**Proposal:**

Application for 1 sign.

**Location:**

UNIT 3 DIAMOND CENTRE FOR WALES, TALBOT GREEN BUSINESS PARK, HEOL-Y-TWYN, LLANHARAN, PONTYCLUN, CF72 9FG

**16/0363/10**

Decision Date: 20/05/2016

**Proposal:**

Detached garage with storage within roof space.

**Location:**

MEIROS VALLEY VIEW, OFF SEYMOUR AVENUE, LLANHARAN, PONTYCLUN, CF72 9NW

**16/0376/10**

Decision Date: 26/05/2016

**Proposal:**

Extend the first floor to create additional bedroom over the existing garage and a Orangery extension to the rear of the property.

**Location:**

79 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 02/05/2016 and 10/06/2016**

**Report for Development Control Planning Committee**

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**Brynna**

**15/1605/15**

Decision Date: 04/05/2016

**Proposal:** Variation of Condition 1 on permission ref: 12/1029/10 to enable the retention of the approved 70.76m high meteorological monitoring mast (accommodating anemometers and vane, together with supporting steel

**Location:** MYNYDD PORTREF EXTENSION, ARGOED EDWIN FARM, LLANHARAN, PONTYCLUN, CF72 9NG

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Total Number of Delegated decisions is 92

**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**

**23 JUNE 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**