

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017**

**DEVELOPMENT CONTROL  
COMMITTEE  
7 JULY 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 13/06/2016 and 24/06/2016.

No Planning and Enforcement Appeals Decisions Received for this Committee.

Delegated Decisions Approvals and Refusals with reasons.

No Overview of Enforcement Case for this Committee.

No Enforcement Delegated Decision 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**

**7 JULY 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: 13/06/2016 and 24/06/2016****Report for Development Control Planning Committee****Rhigos****16/0092/10** Decision Date: 14/06/2016**Proposal:** Two detached houses**Location:** LAND ADJACENT TO MIN AFON, HEOL PENDARREN, BRYN RHIGOS, ABERDARE, CF44 9DJ**16/0407/10** Decision Date: 16/06/2016**Proposal:** The construction of a new stand alone freezer building with a link to the existing building and associated external works**Location:** UNIT 46 TO 47 AUTHENTIC CURRY CO LTD, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UP**Aberdare West/Llwydcoed****16/0449/10** Decision Date: 14/06/2016**Proposal:** Increasing height of front boundary pillars and adding closed fence between new pillars.**Location:** PENYARD BUNGALOW, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TF**Aberdare East****16/0368/10** Decision Date: 20/06/2016**Proposal:** Proposed two storey extension to rear of property.**Location:** 1 MAELGWYN TERRACE, GADLYS, ABERDARE, CF44 8AU**Mountain Ash East****16/0489/10** Decision Date: 20/06/2016**Proposal:** Build on top of existing bedsit for bedroom and bathroom.**Location:** 9A ALLEN STREET, MOUNTAIN ASH, CF45 4BD**Penrhiwceiber****16/0316/13** Decision Date: 13/06/2016**Proposal:** Reuse of former back gardens and unregistered land to provide 1 no. bungalow and an improved right of way. Critical separation distances to existing properties are offered as 'scale parameters' and scale parameters for**Location:** LAND REAR OF HOLLY ROW, HAWTHORN TERRACE, PERTHCELYN, MOUNTAIN ASH, CF45 3LX**16/0415/15** Decision Date: 15/06/2016**Proposal:** Variation of Condition 1 of previously approved planning application ref. 11/0334/10 to extend the expiry date.**Location:** STUDIO, 155 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SG**16/0464/10** Decision Date: 13/06/2016**Proposal:** Proposed change of use from chip shop to residential use in association with adjoining dwelling, 3 Thomas Street.**Location:** 1A + B THOMAS STREET, MOUNTAIN ASH, CF45 3BU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 13/06/2016 and 24/06/2016****Report for Development Control Planning Committee****Abercynon**

- 16/0492/10** Decision Date: 20/06/2016  
**Proposal:** Two storey extension to create entrance hall and w.c. on ground floor and bedroom with en-suite on first floor.  
**Location:** FARMHOUSE, PENTWYN UCHAF FARM, ROAD TO PENTWYN UCHAF FARM, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4RJ

**Ynysybwl**

- 16/0413/10** Decision Date: 16/06/2016  
**Proposal:** Two storey extension to the rear.(Revised plan received 26/05/2016, with pitched roof proposed instead of flat)  
**Location:** 14 HEOL PEN-Y-FOEL, YNYSYBWL, PONTYPRIDD, CF37 3DJ

**Pentre**

- 16/0382/01** Decision Date: 17/06/2016  
**Proposal:** Illuminated ATM signage  
**Location:** 221 YSTRAD ROAD, PENTRE, CF41 7BL
- 16/0383/10** Decision Date: 22/06/2016  
**Proposal:** Retention of ATM and white laminate security panel.  
**Location:** 221 YSTRAD ROAD, PENTRE, CF41 7BL

**Cwm Clydach**

- 16/0469/10** Decision Date: 23/06/2016  
**Proposal:** Lock-up garage at rear.  
**Location:** 10 PLEASANT TERRACE, CLYDACH, TONYPANDY, CF40 2DS

**Tonypandy**

- 16/0313/10** Decision Date: 13/06/2016  
**Proposal:** Proposed Change of Use from Planning Use Class A1 to Planning Use Classes D1/D2  
**Location:** UNIT 1 & 2 DUNRAVEN STREET, TONYPANDY, CF40 1AN
- 16/0439/10** Decision Date: 14/06/2016  
**Proposal:** First floor rear extension.  
**Location:** 100 THOMAS STREET, TONYPANDY, CF40 2AH

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 13/06/2016 and 24/06/2016****Report for Development Control Planning Committee****Porth**

**15/1492/10** Decision Date: 13/06/2016  
**Proposal:** Conversion of commercial premises to flats with office/retail use to ground floor (amended plans and description received 09/05/2016)  
**Location:** OLD BANK BUILDINGS, THE SQUARE, PORTH STREET, PORTH CF39 9NP

**16/0481/01** Decision Date: 14/06/2016  
**Proposal:** One new fascia sign, one projecting sign and one internal window graphic.  
**Location:** GREGGS, 69 HANNAH STREET, PORTH, CF39 9PY

**Cymmer**

**16/0375/10** Decision Date: 14/06/2016  
**Proposal:** Bedroom extension above existing kitchen.  
**Location:** TYDFIL HOUSE, HIGH STREET, CYMMER, PORTH, CF39 9ET

**16/0414/10** Decision Date: 13/06/2016  
**Proposal:** Proposed car port to front elevation.  
**Location:** COEDCAE ACCIDENT REPAIR CENTRE, COEDCAE ROAD, TREHAFOD, PONTYPRIDD, CF37 2NP

**Ynyshir**

**16/0329/10** Decision Date: 17/06/2016  
**Proposal:** Refurbishment and extension of existing dwellinghouse. Garage with hobby room.  
**Location:** 4 THOMAS PLACE, YNYSHIR, PORTH, CF39 0EP

**Tylorstown**

**16/0259/09** Decision Date: 22/06/2016  
**Proposal:** Proposed new store shed to rear garden.  
**Location:** 6 BRONDEG STREET, TYLORSTOWN, FERNDAL, CF43 3AS

**Ferndale**

**16/0474/08** Decision Date: 24/06/2016  
**Proposal:** To demolish the existing front entrance extension to Darren Park Primary School. Construct a new extension to the front elevation of the school building to provide a new kitchen complete with storage, cloakroom and  
**Location:** DARRAN PARK PRIMARY SCHOOL, BROOK STREET, FERNDAL, CF43 4LE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 13/06/2016 and 24/06/2016****Report for Development Control Planning Committee****Cilfynydd**

- 16/0437/10** Decision Date: 14/06/2016  
**Proposal:** Demolish an existing garage workshop due to subsidence and rebuild to same footprint. (Revised plan, reducing height of roof, received 23/5/16)  
**Location:** 211 MERTHYR ROAD, PONTYPRIDD, CF37 4DH

- 16/0453/10** Decision Date: 22/06/2016  
**Proposal:** A wooden/block lean-to outbuilding.  
**Location:** 20 OAKLAND CRESCENT, CILFYNYDD, PONTYPRIDD, CF37 4HD

**Rhondda**

- 16/0476/10** Decision Date: 20/06/2016  
**Proposal:** Two storey side extension  
**Location:** 10 KINGSWOOD (COED-Y-BRENIN), MAESYCOED, PONTYPRIDD, CF37 1QE

**Graig**

- 16/0399/10** Decision Date: 15/06/2016  
**Proposal:** Use of upper floors above cafe/restaurant as a 4-bed house in multiple occupation (Class C4).  
**Location:** CAFE ROYALE, 4 HIGH STREET, PONTYPRIDD, CF37 1QJ

- 16/0611/10** Decision Date: 20/06/2016  
**Proposal:** Replace front roof skylights with small pitched dormer windows.  
**Location:** 14 ARRAN CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XB

**Ffynon Taf**

- 16/0365/10** Decision Date: 13/06/2016  
**Proposal:** Extension to existing factory unit for B1, B2, B8 use.  
**Location:** BIOCATALYSTS, UNIT 1 CEFN COED, NANTGARW, TAFFS WELL, CARDIFF, CF15 7QQ
- 16/0608/10** Decision Date: 23/06/2016  
**Proposal:** Addition of porch to front access of house. Installation of downstairs w.c. External appearance to match in with existing materials.  
**Location:** 111 GLAN-Y-FFORDD, TAFFS WELL, CARDIFF, CF15 7SP

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 13/06/2016 and 24/06/2016****Report for Development Control Planning Committee****Llantwit Fardre**

**16/0332/10** Decision Date: 21/06/2016  
**Proposal:** Change of use of land from agricultural to equestrian and erection of stables  
**Location:** LAND ADJACENT TO DAN Y TWYN, BLACK ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PR

**16/0394/10** Decision Date: 22/06/2016  
**Proposal:** Single storey side extension  
**Location:** VELINDRA, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EN

**16/0467/10** Decision Date: 22/06/2016  
**Proposal:** Garage conversion and single storey rear extension.  
**Location:** Y DDERWENAU, THE WOODLANDS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2DU

**16/0513/10** Decision Date: 20/06/2016  
**Proposal:** Single storey extension to rear elevation.  
**Location:** 80 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

**16/0552/10** Decision Date: 22/06/2016  
**Proposal:** Proposed single storey rear extension and first floor side extension above garage.  
**Location:** 19 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

**16/0607/10** Decision Date: 23/06/2016  
**Proposal:** New pitched roof on existing garage.  
**Location:** 37 ST ANNE'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PB

**Church Village**

**16/0354/19** Decision Date: 15/06/2016  
**Proposal:** 30% Crown thinning of T1 and T2 at the rear of 1 Coed y Broch and removal of limbs overhanging road from T2. Also as part of the work - a 40% height reduction of Ash trees at rear of numbers 2 and 3 Coed Y Broch -  
**Location:** 1 COED Y BROCH, CHURCH VILLAGE, PONTYPRIDD, CF38 1BQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 13/06/2016 and 24/06/2016****Report for Development Control Planning Committee****Tonteg**

**16/0512/10** Decision Date: 20/06/2016  
**Proposal:** Removal of existing conservatory to the rear of the property, erection of a double storey extension in its place and a single storey extension to the side (north elevation). Minor alterations within the existing property and  
**Location:** 10 FAIRMOUND PLACE, TONTEG, PONTYPRIDD, CF38 1NH

**16/0556/10** Decision Date: 22/06/2016  
**Proposal:** Side extension over existing porch and two storey and single storey rear extension.  
**Location:** 1 DENBIGH CLOSE, TONTEG, PONTYPRIDD, CF38 1HB

**16/0609/10** Decision Date: 22/06/2016  
**Proposal:** Proposed single storey full width extension to existing kitchen.  
**Location:** 10 MAESTEG CRESCENT, TONTEG, PONTYPRIDD, CF38 1PE

**Gilfach Goch**

**16/0358/10** Decision Date: 16/06/2016  
**Proposal:** Two storey rear extension and single storey front porch.  
**Location:** 21 LLEWELLYN STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UA

**16/0491/15** Decision Date: 24/06/2016  
**Proposal:** Variation of Condition 2 of planning consent 10/1159/10 (for the infill of land with 9420 cubic metres of hardcore and culverting part of stream) to revise the timetable for the infilling and landscaping of the site.  
**Location:** LAND AT TY-BRYN-WAUN, PENYBRYN STREET, GILFACH GOCH, CF39 8TN

**16/0639/09** Decision Date: 13/06/2016  
**Proposal:** Certificate of Lawful Development for proposed dormer to rear roof elevation to create a bathroom at first floor level.  
**Location:** 49 FFORDD LLANBAD, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8FL

**Tonyrefail West**

**16/0377/10** Decision Date: 20/06/2016  
**Proposal:** Remove existing roof, construct new roof to form bedroom and en-suite.  
**Location:** ROSE DENE, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HL



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 13/06/2016 and 24/06/2016****Report for Development Control Planning Committee****Town (Llantrisant)**

**16/0292/01** Decision Date: 13/06/2016  
**Proposal:** Proposed signage scheme  
**Location:** ROYAL MINT, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YT

**16/0305/24** Decision Date: 22/06/2016  
**Proposal:** Hazardous Substance Consent Application  
**Location:** UNIT C PUROLITE INTERNATIONAL LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

**16/0487/10** Decision Date: 16/06/2016  
**Proposal:** First floor side extension.  
**Location:** 18 CLOS DYFODWIG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TP

**Pontyclun**

**15/1069/10** Decision Date: 15/06/2016  
**Proposal:** To retain an existing Agricultural Barn used ancillary to the farm use of the Land.  
**Location:** HOLLY OAKS ALPACA FARM, PETERSTON ROAD, GROES-FAEN, PONTYCLUN, CF72 8NU

**16/0452/09** Decision Date: 21/06/2016  
**Proposal:** Single storey rear extension.  
**Location:** 28 THE HOLLIES, BRYNSADLER, PONTYCLUN, CF72 9BA

**16/0463/10** Decision Date: 22/06/2016  
**Proposal:** Proposed first floor side extension.  
**Location:** RHAF GOCH, 26 TYLER HENDY, MISKIN, PONTYCLUN, CF72 8QU

**16/0468/10** Decision Date: 23/06/2016  
**Proposal:** Provision of additional Garage  
**Location:** 4 ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH

**16/0523/09** Decision Date: 17/06/2016  
**Proposal:** New single storey rear extension as illustrated on drawings 424\_01, 424\_100 & 424\_101  
**Location:** 11 PANT Y DDERWEN, TALBOT GREEN, PONTYCLUN, CF72 8LY

**Llanharry**

**16/0403/10** Decision Date: 22/06/2016  
**Proposal:** Change of use from pasture land to cemetery use including the removal of existing hedgerow comprising mainly of Blackthorn / Holly and Hazel and formation of new boundaries comprised of Quickthorn / Hazel.  
**Location:** GROES SANNOR, DEGAR ROAD, LLANHARRY, PONTYCLUN, CF72 9JX

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 13/06/2016 and 24/06/2016**

**Report for Development Control Planning Committee**

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**Brynna**

**16/0356/10** Decision Date: 21/06/2016

**Proposal:** Single Storey Extension to rear.

**Location:** 31 LONYDD GLAS, LLANHARAN, PONTYCLUN, CF72 9FZ

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Total Number of Delegated decisions is 53

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 13/06/2016 and 24/06/2016****Report for Development Control Planning Committee****Pentre****16/0443/10** Decision Date: 17/06/2016**Proposal:** Proposed erection of 3 link houses with parking**Location:** LAND OFF ALBION STREET, TON PENTRE, PENTRE**Reason: 1** 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 proposal would lead to additional traffic using Albion Street which is sub-standard in terms of:  
 Lack of turning area resulting in reversing movements for long distances out onto a principle route B4223 (Gelli Road) to the detriment of safety of all highway users and free flow of traffic  
 Width for safe two-way vehicular movement due to high on-street car parking demand leading to increase reversing movements to the detriment of safety of all highway users and free flow of traffic  
 Sub-standard junction radii at the access with Albion Street leading to increased highway and pedestrian safety concerns to the detriment of safety of all highway users.  
 The private shared access is sub-standard in terms of width and turning area, thus resulting in vehicular reversing movements to the detriment of safety of all highway users and free flow of traffic  
 There is insufficient information in relation to adequacy of the existing culverted watercourse to cater for vehicular loading  
 In the absence of adequate parking provision, the proposal would result in on-street car parking demand, which in turn would result in vehicular reversing movements and dangers to safety of all highway users and free flow of traffic.

**Reason: 2** Insufficient details relating to the ecological impact of the development has been submitted to fully assess the impact of the proposal on protected species, trees and invasive plants. As such, the proposal is considered to be contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.**Llantwit Fardre****16/0337/10** Decision Date: 16/06/2016**Proposal:** Single storey side extension with first floor balcony and chimney.**Location:** 6 BEECHWOOD DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PJ**Reason: 1** By virtue of its design, scale, form, position and relationship with the existing built environment; the proposed development is considered to be detrimental to the character and appearance of the street scene. Consequently, the application is considered not to comply with Policies AW5 and AW6 of the Local Development Plan and the Council's Supplementary Planning Guidance for Householder Development.

Total Number of Delegated decisions is 2