

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017:**

**DEVELOPMENT CONTROL  
COMMITTEE  
3 NOVEMBER 2016**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	Agenda Item No. 10
<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 10/10/2016 and 21/10/2016.

Planning and Enforcement Appeals Decisions Received.  
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.

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**APPEALS RECEIVED**  
**(Committee 03/11/16)**

**APPLICATION NO:** 16/0444/10 (PB)  
**APPEAL REF:** A/16/3160868  
**APPLICANT:** Mrs Gillespie  
**DEVELOPMENT:** Conversion of dwelling house to 7 Bed house in multiple occupation (HMO).  
**LOCATION:** 115 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RW  
**APPEAL RECEIVED:** 13/10/2016  
**APPEAL START DATE:** [21/10/2016](#)

**APPLICATION NO:** 16/0733/10 (PB)  
**APPEAL REF:** A/16/3160863  
**APPLICANT:** Mr D Gillespie  
**DEVELOPMENT:** Proposed ground floor rear extension, rear dormer and conversion of dwelling to 7 bed house in multiple occupation (HMO).  
**LOCATION:** 2 OXFORD STREET, TREFOREST, PONTYPRIDD, CF37 1RU  
**APPEAL RECEIVED:** 13/10/2016  
**APPEAL START DATE:** [21/10/2016](#)

**APPLICATION NO:** 16/0445/10 (PB)  
**APPEAL REF:** A/16/3160857  
**APPLICANT:** Mrs Gillespie  
**DEVELOPMENT:** Conversion of dwelling house to 7 bed House in Multiple Occupation (HMO).  
**LOCATION:** 1 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1SR  
**APPEAL RECEIVED:** 13/10/2016  
**APPEAL START DATE:** [21/10/2016](#)

**APPEALS DECISIONS RECEIVED**

**APPLICATION NO:** 16/0521/10 (MF)  
**APPEAL REF:** A/16/3156728  
**APPLICANT:** Mr Eurdeep Singh Banga  
**DEVELOPMENT:** Internal alterations to existing shop to provide an A3 element to the existing A1 use.  
**LOCATION:** Maesycoed Convenience Store, Mound Road, Pontypridd CF37 1EE  
**DECIDED:** 04/07/2016  
**DECISION:** Refused  
**APPEAL RECEIVED:** 30/08/2016  
**APPEAL DECIDED:** 25/10/2016  
**APPEAL DECISION:** Allowed with conditions

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 10/10/2016 and 21/10/2016****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

**16/0671/10** Decision Date: 11/10/2016  
**Proposal:** 5 bedroom detached dwelling within the grounds of Penybryn House (amended location plan received 16/08/16).  
**Location:** PENYBRYN HOUSE, CORNER HOUSE STREET, LLWYDCOED, ABERDARE, CF44 0YA

**16/0731/10** Decision Date: 18/10/2016  
**Proposal:** One detached dwelling and private drive access (amended plan received 15 August 2016).  
**Location:** LAND WEST OF PLASNEWYDD, MERTHYR ROAD, LLWY DCOED, ABERDARE, CF44 0YF

**Aberdare East**

**16/0283/10** Decision Date: 18/10/2016  
**Proposal:** Change of Use from A1 retail store to A3 cafe/takeaway (retrospective) (amended plans received 23/08/16).  
**Location:** 24 CANON STREET, ABERDARE, CF44 7AP

**16/0883/10** Decision Date: 12/10/2016  
**Proposal:** Proposed change of use of former youth centre to restaurant / cafe (Class A3).  
**Location:** 2 CANON STREET, ABERDARE, CF44 7AT

**16/0931/01** Decision Date: 10/10/2016  
**Proposal:** Replacement of existing flag pole with 7.5m high totem sign.  
**Location:** LIDL, GADLYS ROAD, GADLYS, ABERDARE, CF44 8AD

**16/1030/10** Decision Date: 20/10/2016  
**Proposal:** Retention of garden room with log store and garden shed.  
**Location:** WERFA LODGE, WERFA LANE, ABER-NANT, ABERDARE, CF44 0YS

**Abercynon**

**16/0946/10** Decision Date: 18/10/2016  
**Proposal:** The installation of an external chiller condenser to the rear of 20 Margaret Street.  
**Location:** YOUR CHEF IS, 20 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 10/10/2016 and 21/10/2016****Report for Development Control Planning Committee**

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**Treherbert****16/0760/10** Decision Date: 11/10/2016**Proposal:** Two storey rear extension.**Location:** 46 EILEEN PLACE, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5BU

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**Treorchy****16/0938/10** Decision Date: 14/10/2016**Proposal:** Two storey rear extension.**Location:** 3 VICARAGE TERRACE, CWMPARC, TREORCHY, CF42 6NA

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**Llwynypia****16/0915/01** Decision Date: 12/10/2016**Proposal:** 1 no. Totem Sign as approved by application 16/0221/01.**Location:** ASDA SUPERSTORE, LLWYNYPYA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2JQ

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**Porth****16/0783/10** Decision Date: 11/10/2016**Proposal:** Single storey extension and replacing existing 1800 high close boarded fence to external boundary with 225 thick facing brick work 1800 high.**Location:** 14 PARC AFON, DINAS, TONYPANDY, CF40 1JP

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**Ynyshir****16/0919/10** Decision Date: 12/10/2016**Proposal:** Proposed construction of a porous surfaced hard standing.**Location:** LAND OPPOSITE 11-14 HEATH TERRACE, YNYSHIR, PORTH, CF39 0HS

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**Tylorstown****16/0754/10** Decision Date: 20/10/2016**Proposal:** Domestic Garage.**Location:** LAND OPPOSITE NO 12 ARFRYN TERRACE, TYLORSTOWN, FERNDAL, CF43 3DR

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 10/10/2016 and 21/10/2016**

**Report for Development Control Planning Committee**

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**Ferndale**

**16/0913/10**

Decision Date: 14/10/2016

**Proposal:**

New refrigeration plant & AC condenser installations, ATM relocation.

**Location:**

THE CO OPERATIVE FOOD, 60 HIGH STREET, FERNDAL, CF43 4RR

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**16/0950/01**

Decision Date: 19/10/2016

**Proposal:**

1 x illuminated fascia logo only and 1 x internally illuminated projector.

**Location:**

THE CO OPERATIVE FOOD, 60 HIGH STREET, FERNDAL, CF43 4RR

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**16/1017/10**

Decision Date: 20/10/2016

**Proposal:**

Construction of two storey extension to rear.

**Location:**

34 ELM STREET, FERNDAL, CF43 4PY

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 10/10/2016 and 21/10/2016****Report for Development Control Planning Committee****Cilfynydd****16/0727/10**

Decision Date: 20/10/2016

**Proposal:**

Two storey rear extension and two storey side extension.(Description changed and revised plans received 11th October 2016)

**Location:**

22 CYNON VIEW, CILFYNYDD, PONTYPRIDD, CF37 4HY

**Rhondda****16/0333/10**

Decision Date: 20/10/2016

**Proposal:**

Change of use from disused convenience store with 3 bed flat above to 4 bed terraced house with external alterations.

**Location:**

104 TREHAFOD ROAD, PONTYPRIDD, CF37 2LY

**Graig****16/1029/10**

Decision Date: 20/10/2016

**Proposal:**

Replace front roof sky lights with small pitched dormer windows.

**Location:**

13 ARRAN CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XB

**Treforest****16/0948/10**

Decision Date: 20/10/2016

**Proposal:**

Ground Floor extension to provide new bathroom facilities and first floor bedroom extension to dwellinghouse.

**Location:**

26 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1SR

**Hawthorn****16/0949/10**

Decision Date: 18/10/2016

**Proposal:**

Change of use from A1 to A3.

**Location:**

CATHY'S FRUIT AND VEG, 14B DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5RW

**Ffynon Taf****16/0981/10**

Decision Date: 20/10/2016

**Proposal:**

Loft conversion for 3 bedrooms and en suites.

**Location:**

5 ROCKWOOD ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SB



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 10/10/2016 and 21/10/2016****Report for Development Control Planning Committee****Church Village**

**16/0843/10** Decision Date: 10/10/2016  
**Proposal:** Change of use from Police Station to two dwelling houses and removal of pedestrian ramp to front elevation.  
**Location:** SOUTH WALES POLICE, 12-13 HOLLYBUSH VILLAS, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PU

**16/1060/09** Decision Date: 18/10/2016  
**Proposal:** Single storey orangery extension to the rear of property  
**Location:** 8 WOODLAND VIEW, CHURCH VILLAGE, PONTYPRIDD, CF38 1RW

**Tonyrefail West**

**16/0961/10** Decision Date: 14/10/2016  
**Proposal:** Rear Conservatory  
**Location:** 53 NANT-Y-FRON, TONYREFAIL, PORTH, CF39 8HZ

**Tonyrefail East**

**16/0807/10** Decision Date: 17/10/2016  
**Proposal:** Construction of a potable water pump station and associated work.  
**Location:** LAND ADJACENT TO PLOT 1, THE MEADOWS, COEDEL, TONYREFAIL, PORTH, CF39 8BS

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**16/0859/10** Decision Date: 19/10/2016  
**Proposal:** Erect bespoke timber drive gates to the front boundary of the property. Erect custom timber shed on elevated concrete slab located to the left front of the tarmacked drive.  
**Location:** BLUBELLS BUNGALOW, 1 MAES-Y-BRYN, TONYREFAIL, PORTH, CF39 8LA

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**16/0924/10** Decision Date: 11/10/2016  
**Proposal:** Demolish existing garages, replace with new block of 2 garages.  
**Location:** LAND BEHIND TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AH

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 10/10/2016 and 21/10/2016****Report for Development Control Planning Committee****Beddau**

**16/0423/10** Decision Date: 11/10/2016  
**Proposal:** Two storey rear extension and front entrance porch (amended plans received 07/09/16)  
**Location:** 36 LLANTRISANT ROAD, BEDDAU, PONTYPRIDD, CF38 2BD

**16/0470/10** Decision Date: 18/10/2016  
**Proposal:** Extension to garden curtilage by constructing log walling to side of property and levelling rear garden.  
**Location:** 6 HEOL FAENOR, BEDDAU, PONTYPRIDD, CF38 2JN

**16/0821/15** Decision Date: 10/10/2016  
**Proposal:** Variation of Condition 8 (details of provision of on-site parking) and removal of conditions 10, 11 and 12 (all 3 conditions relate to sustainable building requirements) of planning permission 12/0026/10 (permission for the  
**Location:** LAND ADJACENT TO NO.15 CLOS POWYS, BEDDAU, PONTYPRIDD

**16/0962/10** Decision Date: 20/10/2016  
**Proposal:** We are requesting to drop the kerb in front of the house in order to have a driveway.  
**Location:** IVY COTTAGE, LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PL

**Town (Llantrisant)**

**16/0901/15** Decision Date: 10/10/2016  
**Proposal:** Variation of Condition 2 of 16/0255 to amend layout of operational area. Change drawing reference numbers as follows: Change Proposed site plan, Drawing number PL(0)01 to Proposed Site Plan PL(0)01A Change  
**Location:** UNIT D AND C PUROLITE INTERNATIONAL LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

**16/0960/09** Decision Date: 14/10/2016  
**Proposal:** Single storey rear extension  
**Location:** 37 LARCH DRIVE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8NL

**Pontyclun**

**16/0932/30** Decision Date: 13/10/2016  
**Proposal:** Farm machinery storage, dry storage of sheep and calf feed.  
**Location:** LLYWNA FARM, LLANHARRY ROAD, BRYNSADLER, PONTYCLUN, CF72 9DB

**16/0942/10** Decision Date: 17/10/2016  
**Proposal:** Single storey kitchen extension.  
**Location:** 35 DELFRYN, MISKIN, PONTYCLUN, CF72 8SS

**16/0959/10** Decision Date: 14/10/2016  
**Proposal:** Extension and conversion of garage to provide additional living space.  
**Location:** 37 RHYD-Y-NANT, PONTYCLUN, CF72 9HE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 10/10/2016 and 21/10/2016**

**Report for Development Control Planning Committee**

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**Llanharry**

**16/1015/10** Decision Date: 21/10/2016

**Proposal:** First floor extension above garage.

**Location:** 19 HEOL YSGAWEN, LLANHARRY, PONTYCLUN, CF72 9GD

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**Brynna**

**16/0969/16** Decision Date: 12/10/2016

**Proposal:** Reserved Matters application for construction of 5 detached dwellings and associated works.

**Location:** LAND AT THE GREEN, OFF BRYNNA ROAD, BRYNNA, PONTYCLUN, CF72 9QF

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Total Number of Delegated decisions is 39

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 10/10/2016 and 21/10/2016**

**Report for Development Control Planning Committee**

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**Aberaman North**

**16/0689/10** Decision Date: 18/10/2016

**Proposal:** Partial re-construction of building together with refurbishment and improvements. Change of use of existing chapel of rest to provide funeral services (Amended description 13/07/16). (Amended plans and additional information received 10/08 and 25/08/16)

**Location:** WYNDHAM CRESCENT FUNERAL HOME, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RR

**Reason: 1** The proposed development by reason of its increased traffic generation, increased activity and proximity to the neighbouring residential properties and gardens on Brecon Place, would result in an adverse impact upon the levels of amenity and privacy 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.

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**Glyncoch**

**16/0797/10** Decision Date: 20/10/2016

**Proposal:** Create a new driveway and construct a garage/workshop to the front of our house.

**Location:** GREYSTONES, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3BL

**Reason: 1** By virtue of its prominent position, scale, appearance and relationship with the surrounding built environment and highway; the proposed garage is considered to be detrimental to the character and appearance of the street scene. Therefore the application is considered not to comply with Policies AW5 and AW6 of the Local Development Plan and the Council's SPG on Householder Development, in respect of its visual impact.

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Total Number of Delegated decisions is 2

**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 NOVEMBER 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**