

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017:**

**DEVELOPMENT CONTROL  
COMMITTEE  
5 JANUARY 2017**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	Agenda Item No. 8
<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 21/11/2016 and 16/12/2016.

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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**APPEALS RECEIVED**  
**(Committee 05/01/17)**

**APPLICATION NO:** 16/0625/10  
**APPEAL REF:** A/16/3162297  
**APPLICANT:** Carbis Properties Ltd  
**DEVELOPMENT:** Variation of Condition 2 of previously approved planning application 14/1459/10 - To retain external staircase to rear of property and front access as constructed.  
**LOCATION:** 61 MONK STREET, ABERDARE, CF44 7PA  
**APPEAL RECEIVED:** 02/11/2016  
**APPEAL START DATE:** [28/11/2016](#)

**APPLICATION NO:** 16/0988/10  
**APPEAL REF:** A/16/3163887  
**APPLICANT:** Mr A Palmer  
**DEVELOPMENT:** Holiday Chalet on site of disused barn - part of previous Glyn Taf Farmyard.  
**LOCATION:** LAND TO SOUTH OF GLYN TAF FARMHOUSE, GLYNTAFF, PONTYPRIDD  
**APPEAL RECEIVED:** 23/11/2016  
**APPEAL START DATE:** [07/12/2016](#)

**APPLICATION NO:** 16/0419/10  
**APPEAL REF:** A/16/3164602  
**APPLICANT:** Mr A Turner  
**DEVELOPMENT:** Refurbishment of public house for provision of two additional flats (re-submission).  
**LOCATION:** ROYAL OAK INN, MORGAN ROW, CWMBACH, ABERDARE, CF44 0DU  
**APPEAL RECEIVED:** 08/12/2016  
**APPEAL START DATE:** [08/12/2016](#)

**APPLICATION NO:** 16/0929/10  
**APPEAL REF:** A/16/3164845  
**APPLICANT:** Mr S Holder  
**DEVELOPMENT:** Car Park for 8 staff cars in connection with Steve's Scaffolding business (retrospective).  
**LOCATION:** STEVES SCAFFOLDING, ABERCYNON ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4LY  
**APPEAL RECEIVED:** 08/12/2016  
**APPEAL START DATE:** [09/12/2016](#)

**APPEALS DECISIONS RECEIVED**

**APPLICATION NO:** 16/0371/10  
**APPEAL REF:** A/16/3155991  
**APPLICANT:** Mr M Powell  
**DEVELOPMENT:** Change of use application from C3 to C4 use class.  
**LOCATION:** 2 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37

**1SR**  
**DECIDED:** Refused  
**DECISION:** 21/07/2016  
**APPEAL RECEIVED:** 18/08/2016  
**APPEAL DECIDED:** 06/12/2016  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 16/0370/10  
**APPEAL REF:** A/16/3155992  
**APPLICANT:** Mr M Powell  
**DEVELOPMENT:** Change of use application from C3 to C4 use class.  
**LOCATION:** 16 MEADOW STREET, TREFOREST, PONTYPRIDD,  
CF37 1SR  
**DECIDED:** Refused  
**DECISION:** 21/07/2016  
**APPEAL RECEIVED:** 23/08/2016  
**APPEAL DECIDED:** 06/12/2016  
**APPEAL DECISION:** Allowed with Conditions

# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/11/2016 and 16/12/2016

## Report for Development Control Planning Committee

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### Hirwaun

**16/1162/10**

Decision Date: 09/12/2016

**Proposal:**

Retention of garden potting shed and completion of works.

**Location:**

1 IVY COTTAGES, TRAMWAY, HIRWAUN, ABERDARE, CF44 9QF

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### Aberdare West/Llwydcoed

**16/1013/10**

Decision Date: 29/11/2016

**Proposal:**

Proposed 2 storey extension to rear.

**Location:**

25 BWLLFA ROAD, CWMDARE, ABERDARE, CF44 8UG

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**16/1179/10**

Decision Date: 30/11/2016

**Proposal:**

Proposed first floor extension over existing single storey extension

**Location:**

8 BRYN TERRACE, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RB

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**16/1205/09**

Decision Date: 01/12/2016

**Proposal:**

Construction of a side dormer roof extension and insertion of velux rooflights

**Location:**

75 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ

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**16/1219/10**

Decision Date: 13/12/2016

**Proposal:**

Proposed garage extension under 40m<sup>2</sup> to existing garage.

**Location:**

GARAGE AT THE REAR OF NANTGWYN AND CRAIGLWYD, CWMDARE, ABERDARE.

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**16/1230/10**

Decision Date: 14/12/2016

**Proposal:**

Double side extension to an existing property.

**Location:**

10 THE DELL, CWMDARE, ABERDARE, CF44 8BF

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### Aberdare East

**16/1233/10**

Decision Date: 14/12/2016

**Proposal:**

1. Proposed new double door white PVC sliding door to front entranceway to replace the existing double doors. 2. Proposed new windows for various rooms finished white PVC window. 3. Proposed new Equitone

**Location:**

ABERDARE HEALTH CENTRE, HIGH STREET, ABERDARE, CF44 7DD

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**16/1253/01**

Decision Date: 15/12/2016

**Proposal:**

Town centre notice board.

**Location:**

CANON STREET, ABERDARE, CF44 7AP

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# **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/11/2016 and 16/12/2016**

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

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### **Cwmbach**

**16/1184/01** Decision Date: 15/12/2016  
**Proposal:** Swap out of existing 450mm high internally illuminated white sign for red. Install 1 No. New 450mm high internally illuminated red sign.  
**Location:** KFC, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

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### **Mountain Ash East**

**16/0216/10** Decision Date: 13/12/2016  
**Proposal:** Conversion of church to residential dwelling including new access, external alterations and part demolition.  
**Location:** ST ILLTYDS CHURCH, TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH

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**16/1192/10** Decision Date: 12/12/2016  
**Proposal:** Two storey residential extension.  
**Location:** 49 THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DU

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### **Mountain Ash West**

**16/1193/10** Decision Date: 01/12/2016  
**Proposal:** Single storey rear extension.  
**Location:** 17 ROCK STREET, MOUNTAIN ASH, CF45 3LP

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**16/1229/10** Decision Date: 15/12/2016  
**Proposal:** Change of use of ground floor from A1 Hairdressers to A3 Cafe with new external flue.  
**Location:** 76 OXFORD STREET, MOUNTAIN ASH, CF45 3HB

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### **Aberaman North**

**16/1054/10** Decision Date: 29/11/2016  
**Proposal:** First floor rear extension and alterations to existing ground floor extension.  
**Location:** 1 PLEASANT VIEW STREET, GODREAMAN, ABERDARE, CF44 6ED

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**16/1128/13** Decision Date: 09/12/2016  
**Proposal:** Erect 1 no. 3 bedroom dwelling at side of no. 20 (was no.19) and construct parking area in rear garden with 2 off-road parking spaces (access off Bedford Street). Outline application with some matters reserved.  
**Location:** 20 COMMERCE PLACE AND ADJACENT LAND, ABERAMAN, ABERDARE, CF44 6TB

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/11/2016 and 16/12/2016

## Report for Development Control Planning Committee

### Aberaman South

**16/1095/10** Decision Date: 14/12/2016  
**Proposal:** Proposed first floor extension and single-storey garage to rear.  
**Location:** 44 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6LA

**16/1144/09** Decision Date: 14/12/2016  
**Proposal:** Removing a roller shutter door, in filling the void with profiled metal cladding to match the surrounding walls and installing a 1500 x 1200mm window at high level where the door would have been to provide natural light  
**Location:** WELSH NATIONAL OPERA WAREHOUSE, ABERAMAN ENTERPRISE PARK, ABERAMAN, ABERDARE, CF44 6DA

### Treorchy

**16/1127/10** Decision Date: 16/12/2016  
**Proposal:** Erect new timber deck structure to the rear elevation measuring 4.0m x 7.0m, small stairwell positioned at the east side for access.  
**Location:** 60 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

**16/1135/10** Decision Date: 09/12/2016  
**Proposal:** Change of use from A1 (Shop) to A2 (Financial and Professional Services) with removal of rear yard wall to enable car parking.  
**Location:** JOHNSON THE GOLDSMITHS LTD, 109 BUTE STREET, TREORCHY, CF42 6AU

**16/1156/10** Decision Date: 09/12/2016  
**Proposal:** Replacement of bungalow roof to enable formation of attic accommodation, and single-storey side extension.  
**Location:** PENLLWYN, HEOL ORCHWY, TREORCHY, CF42 6ST

**16/1208/10** Decision Date: 14/12/2016  
**Proposal:** Third storey extension to rear.  
**Location:** 81 CHEPSTOW ROAD, CWMPARC, TREORCHY, CF42 6UU

### Pentre

**16/0990/10** Decision Date: 28/11/2016  
**Proposal:** The works consist of the proposed seating segregation works to the West Stand at Ynys Park, Ton Pentre. This will entail the installation of roller shutters to the front of the stand and a security mesh to the sides to  
**Location:** TON PENTRE A F C SOCIAL CLUB, LLANFOIST STREET, TON PENTRE, PENTRE, CF41 7AF

**16/1134/10** Decision Date: 09/12/2016  
**Proposal:** Domestic Garage.  
**Location:** RIVER COTTAGE, GRIFFITH STREET, PENTRE, CF41 7JF

# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

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## Report for Development Control Planning Committee

### Ystrad

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- 16/0999/10** Decision Date: 23/11/2016  
**Proposal:** Larger decking to rear of property than was originally granted, also stairway leading onto garden rather than decking that was on original plan. (Amended plan received 03/11/16)  
**Location:** 25 ARTHUR STREET, YSTRAD, PENTRE, CF41 7QB
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- 16/1165/10** Decision Date: 09/12/2016  
**Proposal:** Proposed loft conversion with front pitched roof dormer to create habitable room with en-suite.  
**Location:** GELLI RISE, GELLI ROAD, GELLI, PENTRE, CF41 7UQ
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### Cwm Clydach

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- 13/1343/15** Decision Date: 05/12/2016  
**Proposal:** Construction of 8 no. semi detached, three bedroom houses with associated car parking (application for the variation of condition 1 of planning approval 07/1312 to extend the permission for a further five years).  
**Location:** FORMER BLAENCLYDACH SCHOOL, BRYN TERRACE, CLYDACH VALE, TONYPANDY.
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- 16/1032/10** Decision Date: 30/11/2016  
**Proposal:** Creation of a car park (34 spaces).  
**Location:** M & P HOUSE, UNIT 6 CAMBRIAN INDUSTRIAL PARK, CAMBRIAN COURT BUSINESS PAVILION, CLYDACH, TONYPANDY, CF40 2XX
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- 16/1072/15** Decision Date: 30/11/2016  
**Proposal:** Removal/Variation of Condition 4 of planning application 16/0104/10 regarding increase in on-site parking provision.  
**Location:** KING GEORGE V MEMORIAL PARK, CAMBRIAN COURT BUSINESS PAVILION TO END SOUTH, TONYPANDY
- 
- 16/1136/10** Decision Date: 16/12/2016  
**Proposal:** Two storey rear extension, garage to rear garden.  
**Location:** 16 MORTON TERRACE, CLYDACH, TONYPANDY, CF40 2DP
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### Tonypandy

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- 16/1038/10** Decision Date: 23/11/2016  
**Proposal:** First storey bathroom extension.  
**Location:** 46 COURT STREET, TONYPANDY, CF40 2RH
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- 16/1148/10** Decision Date: 12/12/2016  
**Proposal:** Erection of a 3 storey rear extension.  
**Location:** 50 OLD STREET, TONYPANDY, CF40 2AF
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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

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## Report for Development Control Planning Committee

### Penygraig

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**16/0991/10** Decision Date: 23/11/2016  
**Proposal:** Proposed first floor extension to form a bedroom and shower/toilet and ground floor extension to existing kitchen. (Amended plan received 26/10/16)  
**Location:** 135 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JR

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**16/1198/10** Decision Date: 16/12/2016  
**Proposal:** Change of use to 2 No flats (2 bedrooms ground floor flat, and 2 bedrooms first floor flat) and new entrance porch.  
**Location:** 1 AMOS HILL, PENYGRAIG, TONYPANDY, CF40 1PW

### Porth

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**16/1043/10** Decision Date: 28/11/2016  
**Proposal:** New shop front with new ATM facility and first floor extension to form kitchen/utility room to rear.  
**Location:** 5 STATION STREET, PORTH, CF39 9NR

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**16/1102/10** Decision Date: 09/12/2016  
**Proposal:** Proposed two storey rear extension.  
**Location:** 67 ABER-RHONDDA ROAD, PORTH, CF39 0AY

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**16/1164/10** Decision Date: 16/12/2016  
**Proposal:** Two storey side extension.  
**Location:** 5 VICARAGE ROAD, PORTH, CF39 0NG

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**16/1239/10** Decision Date: 16/12/2016  
**Proposal:** New two storey rear extension.  
**Location:** 19 VICARAGE ROAD, PORTH, CF39 0NG

### Cymmer

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**16/0471/10** Decision Date: 14/12/2016  
**Proposal:** Proposed conversion of part of ground floor and all of first floors to provide 2 residential flats, conversion of remainder of ground floor for storage use only (Class B8) (amended plans received dated 11 August 2016).  
**Location:** DRAGON MACHINES, 122 TREHAFOD ROAD, PONTYPRIDD, CF37 2LY

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**16/0696/15** Decision Date: 29/11/2016  
**Proposal:** Renewal of outline planning permission for residential development due to expire 08/09/16 (application for Variation of Condition 1 of planning permission 11/0629 to extend by 5 years).  
**Location:** LAND WITHIN THE CURTILAGE OF 1 MAESGWYN, GWAUN BEDW, CYMMER, PORTH, CF39 9HW

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**16/1274/10** Decision Date: 16/12/2016  
**Proposal:** Single storey extension to side of house.  
**Location:** 163 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DT

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Report for Development Control Planning Committee**

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**Ynyshir**

**16/1196/10**                      Decision Date:    14/12/2016  
**Proposal:**                  Proposed two storey full width extension to form a kitchen, bedroom and bathroom.  
  
**Location:**                12 JAMES TERRACE, YNYSHIR, PORTH, CF39 0EA

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**Tylorstown**

**16/0473/10**                      Decision Date:    16/12/2016  
**Proposal:**                  Retrospective permission for detached pigeon loft.  
  
**Location:**                REAR OF NO 12 ARFRYN TERRACE, TYLORSTOWN, RHONDDA, CF43 3DR

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**Glyncoch**

**16/1171/10**                      Decision Date:    12/12/2016  
**Proposal:**                  Front and side extension.  
  
**Location:**                48 CEFN LANE, GLYNCOCH, PONTYPRIDD, CF37 3DN

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**Town (Pontypridd)**

**16/1018/10**                      Decision Date:    24/11/2016  
**Proposal:**                  Demolition of existing prefabricated precast concrete detached garage and its replacement with a new double garage with platform access to the rear garden level of no 14 Tyfica Crescent.  
  
**Location:**                14 TYFICA CRESCENT, PONTYPRIDD, CF37 2BU

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**Rhondda**

**16/1118/10**                      Decision Date:    05/12/2016  
**Proposal:**                  Single storey side extension and conversion of garage to habitable room.  
  
**Location:**                PEN Y BRYN, KINGSWOOD (COED-Y-BRENIN), MAESYCOED, PONTYPRIDD, CF37 1QE

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**16/1183/10**                      Decision Date:    12/12/2016  
**Proposal:**                  Front and rear dormers to first floor.  
  
**Location:**                37 TY MAWR PARC, HOPKINSTOWN, PONTYPRIDD, CF37 2SH

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/11/2016 and 16/12/2016

## Report for Development Control Planning Committee

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### Graig

**16/1123/10** Decision Date: 22/11/2016  
**Proposal:** Change of use from sui generis use to A3 (hot food takeaway).  
**Location:** 8 HIGH STREET, PONTYPRIDD, CF37 1QJ

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**16/1217/10** Decision Date: 14/12/2016  
**Proposal:** Garage extension.  
**Location:** 16 ARRAN CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XB

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### Treforest

**16/0967/09** Decision Date: 12/12/2016  
**Proposal:** Application for a Certificate of Lawfulness for existing use of property as a small House in Multiple Occupation (HMO).  
**Location:** 24 STOW HILL, TREFOREST, PONTYPRIDD, CF37 1RZ

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### Hawthorn

**16/1031/10** Decision Date: 29/11/2016  
**Proposal:** Proposed single storey extension to rear elevation.  
**Location:** 80 SYCAMORE STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NA

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**16/1033/10** Decision Date: 29/11/2016  
**Proposal:** Proposed single storey extension to rear elevation.  
**Location:** ST MELLONS, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5BB

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**16/1242/10** Decision Date: 16/12/2016  
**Proposal:** Proposed single story extension to the rear of the property.  
**Location:** WILLOWBANK, POPLAR ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5LS

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### Ffynon Taf

**16/1142/08** Decision Date: 29/11/2016  
**Proposal:** It is proposed to install a temporary double classroom demountable building onto the playing field adjacent to the playground.  
**Location:** FFYNNON TAF PRIMARY SCHOOL, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PR

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### Llantwit Fardre

**16/1067/09** Decision Date: 21/11/2016  
**Proposal:** Single storey rear extension  
**Location:** 96 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

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# **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/11/2016 and 16/12/2016**

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

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### **Church Village**

**16/1104/10** Decision Date: 02/12/2016  
**Proposal:** Proposed amendments to include new boundary wall to highway.  
**Location:** 1 HEOL-Y-FRO, CHURCH VILLAGE, PONTYPRIDD, CF38 1UD

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### **Tonteg**

**16/1154/10** Decision Date: 15/12/2016  
**Proposal:** Enlargement of an existing two storey extension, inclusive of two new single storey extensions to either side of the existing property. Proposals include for various internal renovation works in association with the proposals.  
**Location:** THE ARCHES, HEOL DDERWEN, TONTEG, PONTYPRIDD, CF38 1TD

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**16/1182/01** Decision Date: 09/12/2016  
**Proposal:** 2 of 1200mm High fascia signs, 1 of Entrance sign, 1 of free standing pylon sign & 1 free standing directional sign.  
**Location:** HUTCHINGS HYUNDAI, SEVERN ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP

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**16/1250/10** Decision Date: 16/12/2016  
**Proposal:** A two storey side extension to main building. New roof and external render to extension and existing building.  
**Location:** 104 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EW

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### **Tonyrefail West**

**16/0954/10** Decision Date: 21/11/2016  
**Proposal:** Two storey rear extension, loft conversion, raising of garage roof level and front garden hard standing.  
**Location:** 17 GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HF

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**16/1244/10** Decision Date: 16/12/2016  
**Proposal:** Demolition of dilapidated garage and re-build, including extending to provide off street parking.  
**Location:** BRYN VILLA, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HF

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**16/1264/10** Decision Date: 16/12/2016  
**Proposal:** 2 Storey Side Extension.  
**Location:** 11 NANT EIRIN, TONYREFAIL, PORTH, CF39 8DW

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 21/11/2016 and 16/12/2016**  
**Report for Development Control Planning Committee**

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**Tonyrefail East**

**16/1120/10** Decision Date: 02/12/2016  
**Proposal:** Rear second storey extension above existing ground floor with a small feature dormer to the front elevation.  
**Location:** 6 SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE

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**16/1121/10** Decision Date: 02/12/2016  
**Proposal:** Feature Front Dormer Extension.  
**Location:** 8 SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE

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**Beddau**

**16/1097/10** Decision Date: 21/11/2016  
**Proposal:** Single storey rear extension with internal works and alteration to front porch.  
**Location:** ROYLANDS, LLANTRISANT ROAD TO NEWBRIDGE ROAD, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LR

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**Town (Llantrisant)**

**16/1041/10** Decision Date: 29/11/2016  
**Proposal:** Proposed two storey side and rear extension, new additional parking area to front of property. (Amended plans received 31/10/16)  
**Location:** 20 GRAFTON DRIVE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BH

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**16/1103/10** Decision Date: 28/11/2016  
**Proposal:** Single storey side extension to form a lounge.  
**Location:** 17 CLOS LANCASTER, LLANTRISANT, PONTYCLUN, CF72 8QP

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**Talbot Green**

**16/0936/10** Decision Date: 28/11/2016  
**Proposal:** Three bedroom detached dwelling (Amended Plans Received 28/10/16 - amended parking layout & amended site plan).  
**Location:** INGLESIDE, 66 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

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**16/1050/10** Decision Date: 09/12/2016  
**Proposal:** Erection of driveway gates with privacy screen.  
**Location:** 5 FOREST WALK, TALBOT GREEN, PONTYCLUN, CF72 8HH

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Report for Development Control Planning Committee**

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<b>Pontyclun</b>
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**16/0912/10**                      Decision Date:    15/12/2016  
**Proposal:**                  Change of use from office to residential flat at first floor.

**Location:**                24A COWBRIDGE ROAD, PONTYCLUN, CF72 9EE

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**16/1082/10**                      Decision Date:    09/12/2016  
**Proposal:**                  Rear single storey extension to form garden room and raised patio.

**Location:**                6 MILLFIELD, PONTYCLUN, CF72 9DG

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**16/1107/09**                      Decision Date:    21/11/2016  
**Proposal:**                  Certificate of Lawful Development for proposed single storey extension to rear.

**Location:**                17 HEOL CEFN YR HENDY, MISKIN, PONTYCLUN, CF72 8QT

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**16/1130/09**                      Decision Date:    22/11/2016  
**Proposal:**                  Certificate of Lawful Development for proposed rear dormer loft conversion to create a habitable room with en-suite.

**Location:**                10 HEOL CEFN YR HENDY, MISKIN, PONTYCLUN, CF72 8QT

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**16/1161/10**                      Decision Date:    02/12/2016  
**Proposal:**                  Rear first floor extension and rear single storey in-fill extension

**Location:**                6 RAILWAY TERRACE, TALBOT GREEN, PONTYCLUN, CF72 8HP

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**16/1248/09**                      Decision Date:    16/12/2016  
**Proposal:**                  Demolition of existing conservatory and replacement with single storey rear extension.

**Location:**                31 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB

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**16/1257/10**                      Decision Date:    16/12/2016  
**Proposal:**                  Orangery extension to rear elevation.

**Location:**                22 CLOS YNYSDDU, PONTYCLUN, CF72 9WQ

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/11/2016 and 16/12/2016

## Report for Development Control Planning Committee

### Llanharry

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- 16/1021/10** Decision Date: 09/12/2016  
**Proposal:** The proposals involve an extension to a previously consented 'Ablutions Block' which lies to the centre of the travellers site in Llanharan.  
**Location:** PLOT 1, TRAVELLERS SITE, UN-NAMED ROAD (OFF LLANHARRY ROAD) LLANHARRY, PONTYCLUN, CF72 9LW
- 
- 16/1055/10** Decision Date: 02/12/2016  
**Proposal:** Front and rear dormer windows to first floor.  
**Location:** ABRACADABRA, TYLA GARW, TYLE GARW, PONTYCLUN, CF72 9EZ
- 
- 16/1079/10** Decision Date: 01/12/2016  
**Proposal:** Proposed first floor and single rear extension.  
**Location:** 2 PENBRYN COCH, LLANHARRY, PONTYCLUN, CF72 9FA
- 
- 16/1106/10** Decision Date: 09/12/2016  
**Proposal:** Extension to bedroom ensuite bathroom.  
**Location:** THE PINES, TYLA GARW, TYLE GARW, PONTYCLUN, CF72 9EZ
- 

### Brynna

- 
- 16/0723/10** Decision Date: 30/11/2016  
**Proposal:** Erection of one 2 storey four bedroom house.  
**Location:** RHYD Y GOFER BUNGALOW, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP
- 
- 16/0740/10** Decision Date: 23/11/2016  
**Proposal:** Installation of LED lighting columns to new ramp and steps.  
**Location:** CHURCH VIEW CLOSE, CHURCH VIEW, BRYNNA, PONTYCLUN, CF72 9SX
- 
- 16/1188/10** Decision Date: 12/12/2016  
**Proposal:** First floor extension over garage to provide a new bedroom and ensuite bathroom.  
**Location:** 4 MEIROS CLOSE, LLANHARAN, PONTYCLUN, CF72 9UX
- 

Total Number of Delegated decisions is 82

# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 21/11/2016 and 16/12/2016

## Report for Development Control Planning Committee

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### Pentre

16/1024/10

Decision Date: 05/12/2016

**Proposal:** Conversion of basement into a one bedroom flat.

**Location:** 203 YSTRAD ROAD, PENTRE, CF41 7PE

**Reason: 1** The proposal would result in the creation of small, cramped and substandard living accommodation which would lack natural daylight and a suitable primary access. As such, the scheme is considered to be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

**Reason: 2** The proposed development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would have an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

Sub-standard footway links;  
Steep gradient of un-named road;  
Lack of street lighting;  
Un-metalled surface;  
No positive drainage system;  
Lack of turning area;  
Sub-standard junction radii.

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### Trealaw

16/1027/10

Decision Date: 02/12/2016

**Proposal:** Application for change of use to keeping horses and construction of stables.

**Location:** LAND ADJACENT TO GEORGES ROW, TREALAW, CF40 2DJ

**Reason: 1** The proposed development is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The network of streets leading to the site is sub-standard in terms of width for safe two-way vehicular movement, sub-standard forward visibility, sub-standard turning area and lack of continuous footways to serve the proposed stables.

The proposed development will lead to potential increase in reversing movements along the network of sub-standard streets leading to the proposed to the detriment of safety of all highway users.

There is a lack of information with regards to the internal layout for parking and circulation for a full highway safety assessment to be undertaken.

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 21/11/2016 and 16/12/2016

## Report for Development Control Planning Committee

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### Porth

16/0722/10 Decision Date: 09/12/2016

**Proposal:** Construction of 2 detached dwellings (re-submission).

**Location:** LAND KNOWN AS LLWYNCELYN, BRITANNIA, PORTH, CF39 9LT

**Reason: 1** The development would have a detrimental impact upon pedestrian and highway safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed access is sub-standard to cater for residential and commercial vehicular and pedestrian movement. Thus creating hazards to the detriment of safety of all highway users.  
There is insufficient information to enable a comprehensive highway safety assessment to be undertaken. The bridge deck as designed and built is sub-standard to cater for the type of vehicle generated by a residential use (delivery and service vehicles) to the detriment of safety of all highway users.

The proposal would increase vehicular reversing movements in close proximity of junction with no segregated footway to the detriment of safety of all highway users.

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### Graig

16/0417/09 Decision Date: 29/11/2016

**Proposal:** Application for Certificate of Lawfulness for existing use of property as a house in multiple occupancy (HMO).

**Location:** 30 UNION STREET, GRAIG, PONTYPRIDD, CF37 1QF

**Reason: 1** Reason: Insufficient evidence has been submitted to demonstrate, on balance of probabilities, that use of the property as a house in multiple occupation for not more than six residents was lawful for the purposes of planning.

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### Llantwit Fardre

16/0995/10 Decision Date: 16/12/2016

**Proposal:** The construction of granny flat accommodation over existing garage and ancillary accommodation, and the formation of a new car port.

**Location:** CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AT

**Reason: 1** By virtue of its size, scale and design, the building would have a significant detrimental impact on the curtilage of the dwelling and on the visual character of the area, which is identified as being part of a Strategic Landscape Area. The development would therefore be contrary to Policies AW5, AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan, and the Council's Supplementary Planning Guidance for Householder Development.

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 21/11/2016 and 16/12/2016

## Report for Development Control Planning Committee

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### Beddau

16/0989/10 Decision Date: 14/12/2016

**Proposal:** Erection of a single storey garage and store to side of dwelling with new paved area and access arrangements

**Location:** 4 CLOS Y DOLYDD, BEDDAU, PONTYPRIDD, CF38 2TG

**Reason: 1** The proposed development will reduce the off-street parking provision for 4 Clos Y Dolydd and result in on-street parking demand in close proximity to the junction between Clos Y Dolydd and Manor Chase to the detriment of highway safety and free flow of traffic and is therefore considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance.

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### Town (Llantrisant)

16/0123/10 Decision Date: 28/11/2016

**Proposal:** Erect steel portal framed building (13.71m x 7.62m) for agricultural purposes/domestic/smallholding (resubmission 15/1399/10)

**Location:** PANTGLAS FARM, CAE PANTGLAS, ELY VALLEY ROAD. YNYSMAERDY, PONTYCLUN, CF72 8GX

**Reason: 1** The proposed development, by virtue of its scale, design and materials would have an overly industrial appearance that would be detrimental to the visual amenity of the rural character and appearance of the area. The proposal is considered to represent unjustified and visually inappropriate development outside the settlement boundary.

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### Pontyclun

16/1132/13 Decision Date: 14/12/2016

**Proposal:** Outline application for the development of 2 houses (Amended Plans 01/12/16)

**Location:** HAVACHAT, CARDIFF ROAD, MWYNDY, PONTYCLUN, CF72 8PN

**Reason: 1** The principle of the proposed development is unacceptable as it represents unjustified residential development outside of the settlement limits, in an unsustainable location. The proposal would therefore be contrary to Policy AW2 & SSA13 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal represents inappropriate development which, by virtue of its scale and layout, will compromise the open character and appearance of the site, contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 8

## Rhondda Cynon Taf County Borough Council

### Development Control Enforcement –November 2016

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#### Cases

Received	39
Cases investigated	21 (100%)
Cases resolved	19 (84%)
Complainant acknowledged	70%
Site visit	91%
Case priority	0 (Priority 1) 26 (Priority 2) 13 (Priority 3)

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#### Source

Anonymous	5
Councillor	7
Internal/pro-active	4
Public	23
AM/MP	0

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#### Type

Advert	1	Breach of condition	6
Engineering operations	3	s106	2
Change of use	7	Not in accordance	6
Householder	7	Operational development	4
Listed Building	0	Untidy land	3

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#### Resolution

Remedied	14
No breach	20
Not expedient	0
Planning application submitted	5
Notice served	1

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

**EN/16/00299**

Location: Land rear of Penybryn Street, Gadlys

Breach: Untidy land

Decision: Issue notice (to remove overgrown vegetation)

Reason: The overgrown condition of the land is adversely affecting the appearance of the area.

**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**

**5 JANUARY 2017**

**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**