

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017:

**DEVELOPMENT CONTROL
COMMITTEE
2 MARCH 2017**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 8
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 06/02/2017 and 17/02/2017.

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.

APPEALS RECEIVED
(Committee 02/03/17)

APPLICATION NO: 16/0736/10
APPEAL REF: A/17/3168960
APPLICANT: Taff Homes Ltd
DEVELOPMENT: Outline application (with all matters reserved) for 15 houses including access (Amended details and indicative plans received).
LOCATION: LAND ADJ PANTYGRAIGWEN ROAD, PONTYPRIDD
APPEAL RECEIVED: 07/02/2017
APPEAL START DATE: [09/02/2017](#)

APPLICATION NO: 16/1258/10
APPEAL REF: A/17/3169415
APPLICANT: Mr Royston Oreilly
DEVELOPMENT: Conversion of existing roof space to 2 no. bedsits with external access.
LOCATION: BROOKDALE BUNGALOW, HOFFI COFFI, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW
APPEAL RECEIVED: 13/02/2017
APPEAL START DATE: [20/02/2017](#)

APPEALS DECISIONS RECEIVED

APPLICATION NO: 16/0444
APPEAL REF: A/16/3160868
APPLICANT: Mr Gillespie
DEVELOPMENT: Conversion of dwelling house to 7 Bed house in multiple occupation (HMO).
LOCATION: 115 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RW
DECIDED: Refused
DECISION: 21/07/2016
APPEAL RECEIVED: 21/10/2016
APPEAL DECIDED: 07/02/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/0733
APPEAL REF: A/16/3160863
APPLICANT: Mr 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
DECIDED: Refused
DECISION: 02/09/2016
APPEAL RECEIVED: 21/10/2016
APPEAL DECIDED: 07/02/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/0455
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
DECIDED: Refused
DECISION: 21/07/2016
APPEAL RECEIVED: 21/10/2016
APPEAL DECIDED: 07/02/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/0335

APPEAL REF: A/16/3160868

APPLICANT: Mr Gillespie

DEVELOPMENT: Demolition of former public house and construction of 18 affordable apartments (Amended plans and information received 22/08/2016)

LOCATION: HAND AND SQUIRREL PUBLIC HOUSE, 19 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AL

DECIDED: Refused

DECISION: 02/12/2016

APPEAL RECEIVED: 16/11/2016

APPEAL DECIDED: 09/02/2017

APPEAL DECISION: Allowed with Conditions

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/02/2017 and 17/02/2017

Report for Development Control Planning Committee

Cwmbach

16/1374/09

Decision Date: 06/02/2017

Proposal:

Construction of a rear dormer roof extension and insertion of rooflights to the front elevation.

Location:

28 TIR FOUNDER FIELDS, CWMBACH, ABERDARE, CF44 0DT

Aberaman North

16/1303/13

Decision Date: 10/02/2017

Proposal:

Outline application for residential development of two semi-detached dwellings with some matters reserved.

Location:

LAND ADJACENT TO BRIARDENE, HILLCREST AVENUE, ABERAMAN, ABERDARE, CF44 6YH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/02/2017 and 17/02/2017****Report for Development Control Planning Committee****Treherbert**

16/1301/10 Decision Date: 07/02/2017
Proposal: 6 Timber steps from ground level in the garden up to the patio level via a platform.
Location: 59 SCOTT STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5NB

Treorchy

16/1348/10 Decision Date: 07/02/2017
Proposal: Proposed two storey rear extension and rear dormer roof extension.
Location: 76 DUMFRIES STREET, TREORCHY, CF42 6TS

Tonypandy

16/1324/09 Decision Date: 07/02/2017
Proposal: Certificate of Lawful Development for proposed replacement of existing sub-standard kitchen and bathroom extension.
Location: 23 ELEANOR STREET, TONYPANDY, CF40 1DW

Penygraig

16/1355/10 Decision Date: 06/02/2017
Proposal: Alterations to front elevation of property, and to convert existing shop area of property into residential usage.
Location: 92 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JR

Porth

16/0873/10 Decision Date: 06/02/2017
Proposal: Construction of a single storey rear extension.
Location: 8 PLEASANT HEIGHTS, PORTH, CF39 0LZ

16/1358/10 Decision Date: 08/02/2017
Proposal: Proposed landscaping works to the rear of property.
Location: 15 DOL AFON, PORTH, CF39 0DD

16/1364/10 Decision Date: 07/02/2017
Proposal: 2 storey rear extension.
Location: 13 JOHN STREET, PORTH, CF39 9SD

17/0031/10 Decision Date: 08/02/2017
Proposal: Two storey rear extension.
Location: 19 VICARAGE ROAD, PORTH, CF39 0NG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/02/2017 and 17/02/2017****Report for Development Control Planning Committee****Cymmer**

16/1356/01 Decision Date: 14/02/2017
Proposal: Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.
Location: ROUNDABOUT ON THE A4058 LEADING TO HERITAGE PARK HOTEL, PORTH

Tylorstown

16/1406/10 Decision Date: 07/02/2017
Proposal: External lift to front of house.
Location: 29 DERI TERRACE, TYLORSTOWN, FERNDAL, CF43 3NB

Glyncoch

16/1225/10 Decision Date: 08/02/2017
Proposal: Single storey extension.
Location: 13 GREENFIELD AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3BD

Trallwn

16/1267/15 Decision Date: 06/02/2017
Proposal: Variation of Condition 1 of planning consent 11/1087/15: Erection of a two storey double detached garage and self-contained flat to first floor.
Location: 70 MERTHYR ROAD, PONTYPRIDD, CF37 4DD

Rhydyfelin Central

16/1383/10 Decision Date: 06/02/2017
Proposal: Construction of a single storey extension to rear of property.
Location: 53 OAK STREET, RHYDYFELIN, PONTYPRIDD, CF37 5SD

Hawthorn

15/1452/09 Decision Date: 09/02/2017
Proposal: Lawful Development Certificate for a dwellinghouse.
Location: TAIR LEVEL, FFYNNONBWLA ROAD, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7UU

16/1375/09 Decision Date: 08/02/2017
Proposal: Kitchen extension at rear of property.
Location: GLEN USK, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/02/2017 and 17/02/2017****Report for Development Control Planning Committee****Ffynon Taf****16/1279/10**

Decision Date: 09/02/2017

Proposal:

Permission is sought for the retention of works carried out which includes creation of off road parking, alterations to ground levels using retaining walls together with a timber decking area.

Location:

109 TY RHIW, TAFFS WELL, CARDIFF, CF15 7RW

Llantwit Fardre**16/1089/10**

Decision Date: 09/02/2017

Proposal:

Retention of garden curtilage extension and treehouse, and proposed summerhouse

Location:

22 THE OAKS, CHURCH VILLAGE, PONTYPRIDD, CF38 2EB

16/1269/10

Decision Date: 08/02/2017

Proposal:

Demolition of existing double garage. Construction of new detached 2-storey 3-bed dwelling

Location:

11 CWRT PENTWYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RF

17/0040/09

Decision Date: 08/02/2017

Proposal:

Proposed single storey rear extension.

Location:

LORIEN, 27 HEOL Y FOEL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EQ

Tonyrefail West**16/0553/13**

Decision Date: 13/02/2017

Proposal:

Outline application for construction of 7 number dwellings (Amended description 3/6/2016).

Location:

LAND OFF GILFACH ROAD, WEST OF TRANE CEMETERY, TONYREFAIL, PORTH

Town (Llantrisant)**16/1185/15**

Decision Date: 06/02/2017

Proposal:

Removal of Conditions 5, 6 and 7 of approved application 16/0255

Location:

PUROLITE, UNIT C, LLANTRISANT BUSINESS PARK, PONTYCLUN, CF72 8LF

16/1326/10

Decision Date: 06/02/2017

Proposal:

Proposed roof dormer window with a small terrace.

Location:

TY MAEN, 32 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/02/2017 and 17/02/2017****Report for Development Control Planning Committee****Pontyclun**

16/1332/10 Decision Date: 07/02/2017
Proposal: Construction of a wooden storage shed and trellis fence.
Location: 24 ST DAVID'S HEIGHTS, MISKIN, PONTYCLUN, CF72 8SW

16/1382/10 Decision Date: 09/02/2017
Proposal: 2 storey front, side, rear extension and a garage conversion.
Location: 1 BRYN CREIGIAU, GROES-FAEN, PONTYCLUN, CF72 8RT

Brynna

16/1256/10 Decision Date: 07/02/2017
Proposal: Two storey side extension and single storey rear extension.
Location: 61 HEOL DEWI, BRYNNA, PONTYCLUN, CF72 9SQ

16/1361/01 Decision Date: 06/02/2017
Proposal: Erection of replacement illuminated and non-illuminated signs to the exterior of the building (amended plans received 12/01/17).
Location: THE OLD MILL HARVESTER PUBLIC HOUSE, FELINDRE ROAD, LLANHARAN, BRIDGEND, CF35 5HU

16/1376/10 Decision Date: 07/02/2017
Proposal: Proposed ground floor extensions to the front and rear of the property. Replace the existing corrugated garage with a solid block and render finish.
Location: 6 HEATHFIELD CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RU

16/1400/10 Decision Date: 07/02/2017
Proposal: Two storey extension to side of property to include disabled shower/toilet on ground floor.
Location: 54 HAWTHORN PARK, BRYNNA, PONTYCLUN, CF72 9QZ

17/0025/09 Decision Date: 07/02/2017
Proposal: Change of use of existing integral garage into additional room including the removal of the existing garage door and replacement with dwarf wall and window above within the existing footprint to match the existing.
Location: PLOT 51, 54 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX

Total Number of Delegated decisions is 31

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/02/2017 and 17/02/2017

Report for Development Control Planning Committee

Hirwaun

16/0590/10 Decision Date: 08/02/2017

Proposal: Demolition/removal of equestrian units and replacement with new portal frame building and formation of access. (Amended red line boundary plans received 09/09/2016 & 18/01/17).

Location: LAND SOUTH OF A465 HEADS OF THE VALLEYS ROAD, HIRWAUN, ABERDARE

Reason: 1 The proposed building and associated access, as a result of its siting and scale, would appear overly large, visually obtrusive and out of keeping with the general character of the site and area, which is despite the proximity of Tower Open cast, is predominantly rural in its appearance. As such, the development would fail to satisfy the requirements of policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Reason: 2 Insufficient information has been provided in order to fully assess the impacts of the development upon the Site of Important Nature Conservation (SINC) and marsh fritillary butterfly habitat. As such, the development fails to satisfy the requirements of policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Aberaman South

16/1327/10 Decision Date: 10/02/2017

Proposal: Change of use of ground floor from post office to A3 takeaway including internal alterations and amendment to shop front.

Location: 4 ALEXANDRA TERRACE, FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NP

Reason: 1 The proposed take away use would be detrimental to the amenities of nearby residential properties by reasons of increased noise and disturbance and the introduction of nuisance odours/waste. As such it is contrary to Policies AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Cwm Clydach

16/1372/10 Decision Date: 17/02/2017

Proposal: Proposed two storey rear extension and internal alterations.

Location: 16 CLYDACH ROAD, CLYDACH, TONYPANDY, CF40 2BD

Reason: 1 The proposed extension and garage, by virtue of their siting and overall visual appearance, would form a discordant and incongruous feature which have a detrimental impact on the character and appearance of the existing dwelling and wider area. It would create a harmful level of overlooking and have an overbearing impact on surrounding properties contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 06/02/2017 and 17/02/2017****Report for Development Control Planning Committee**

Treforest**16/0865/10**

Decision Date: 07/02/2017

Proposal: Construction of 2 storey, 2 bedroom house in garden of no. 1 Graig-Yr-Helfa Road (amended plans received 02/09/16 showing revised siting of proposed house).**Location:** 1 GRAIG-YR-HELFA ROAD, PONTYPRIDD, CF37 4AR**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed dwelling will give rise to unacceptable overlooking and consequential loss of privacy of a neighbouring dwelling at 1 Glyntaff Road due its close proximity and siting in relation to that property;

The proposal will remove the potential for off-street parking provision for no 1 Graig-yr-Helfa Road thus resulting in permanent on-street parking demand in close proximity of the junction of Graig-yr-Helfa Road and Glyntaff Road to the detriment of safety of all highway users and free flow of traffic;

In the absence of adequate curtilage parking the proposal will result in further on-street parking demand in close proximity of the junction of Graig-yr-Helfa Road and Glyntaff Road to the detriment of safety of all highway users and free flow of traffic;

The location of the proposed driveway will result in vehicular reversing manoeuvres at the junction between Graig-yr-Helfa Road and Glyntaff Road to the detriment of the safety for all highway users and free flow of traffic;

The proposal will increase on-street parking demand for calling, service and delivery vehicles at the junction of Graig-yr-Helfa Road to the detriment of safety of all highway users and free flow of traffic.

Hawthorn**16/1145/10**

Decision Date: 07/02/2017

Proposal: Second storey bedroom extension and replacement of existing conservatory with brick walls and tiled roof sun lounge.**Location:** 14 CLOS TY MELYN, RHYDYFELIN, PONTYPRIDD, CF37 5NH**Reason: 1** The proposed second storey extension on the principal elevation, by virtue of its siting and overall visual appearance, would form a discordant and incongruous feature which would be out of keeping with the existing dwelling and detrimental to the character and appearance of the street scene. It would also have an overbearing impact on the neighbouring property and is therefore considered to be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/02/2017 and 17/02/2017

Report for Development Control Planning Committee

Ffynon Taf

16/1307/10

Decision Date: 10/02/2017

Proposal: Party room/banquet suite extension to the existing restaurant (Bombay Blue).

Location: BOMBAY BLUE, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7SS

Reason: 1 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 proposed development would remove existing parking provision and result in additional parking demand with no provision within the site curtilage, thus resulting in on-street parking demand to the detriment of highway safety and the free flow of traffic.

Reason: 2 Insufficient information has been submitted to demonstrate that the proposed development would not be impacted by historic mining activities on and around the site. As such the proposal is contrary to the provisions of Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Total Number of Delegated decisions is 6

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

2 MARCH 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

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