

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017:**

**DEVELOPMENT CONTROL  
COMMITTEE  
6 APRIL 2017**

**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 06/03/17- 24/03/17

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

**2. RECOMMENDATION**

That Members note the information.

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**APPEALS RECEIVED**  
**(Committee 06/04/17)**

**APPLICATION NO:** EN/15/00440  
**APPEAL REF:** C/17/3170631  
**APPLICANT:** Christine and Dawn Davies  
**DEVELOPMENT:** Change of Use from Agriculture to Agriculture & Equestrian,  
Siting of Caravan & Construction of Access Track  
**LOCATION:** Land at LLys y Coed, Cwmbach, Aberdare  
**APPEAL RECEIVED:** 01/03/2017  
**APPEAL START** 20/03/2017  
**DATE:**

**APPLICATION NO:** 16/1265/10  
**APPEAL REF:** A/17/3170329  
**APPLICANT:** Mr Tomos Israel  
**DEVELOPMENT:** Detached garage.  
**LOCATION:** 22 PARK VIEW, LLANTRISANT, PONTYCLUN, CF72 8DL  
**APPEAL RECEIVED:** 19/03/2017  
**APPEAL START** 22/03/2017  
**DATE:**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

**16/1073/10** Decision Date: 21/03/2017  
**Proposal:** Raised balcony to rear of property with patio doors.  
**Location:** 104 BWLLFA ROAD, CWMDARE, ABERDARE, CF44 8UF

**17/0183/15** Decision Date: 23/03/2017  
**Proposal:** Variation of Condition 2, 8 and 9 of Planning Approval 16/0839/10  
**Location:** ABERDARE BOYS SCHOOL, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8SS

**Aberdare East**

**17/0142/10** Decision Date: 21/03/2017  
**Proposal:** Side extension.  
**Location:** 39 WENALLT COURT, ABER-NANT, ABERDARE, CF44 0RU

**Cwmbach**

**17/0052/10** Decision Date: 16/03/2017  
**Proposal:** 2 No detached houses.  
**Location:** PLOTS 3 AND 4 YNYSCYNON PARK, CWMBACH, ABERDARE CF44 0JN

**Mountain Ash East**

**17/0046/01** Decision Date: 09/03/2017  
**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.  
**Location:** ROUNDABOUT ON A4059 AT ENTRANCE TO MOUNTAIN ASH HOSPITAL.

**17/0214/30** Decision Date: 21/03/2017  
**Proposal:** Cut & fill track to allow machinery to access the steep ground at the Northern end of Allens Estate Forest. Access for machinery to fall and remove trees from steep ground as part of thinning operations to improve  
**Location:** ALLENS ESTATE FOREST BLOCK. ACCESS FROM THE ENTRANCE BARRIER ON THE A4059, MOUNTAIN ASH

**Aberaman South**

**15/1066/15** Decision Date: 07/03/2017  
**Proposal:** Variation of Condition 1(c) and removal of Conditions 9, 10 and 11 of planning permission 08/1911/13 (Amended description 11/08/15)  
**Location:** LAND ADJACENT TO FARM ROAD, HEOL TY ABERAMAN, ABERAMAN, ABERDARE, CF44 6AX

**16/1386/09** Decision Date: 23/03/2017  
**Proposal:** Certificate of Lawfulness for an Existing Development - the siting of a caravan for use ancillary to the main planning unit.  
**Location:** THE FALCON INN, INCLINE ROW, GODREAMAN, ABERDARE, CF44 6LU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017**

**Report for Development Control Planning Committee**

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**Treherbert**

**17/0117/10** Decision Date: 20/03/2017  
**Proposal:** Change of use from a pet shop to cafe (A3) (Amended description).  
**Location:** 132 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

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**Cwm Clydach**

**17/0105/10** Decision Date: 07/03/2017  
**Proposal:** Demolish existing sub-standard single storey extension and construct a two storey extension.  
**Location:** 38 OAK STREET, CLYDACH, TONYPANDY, CF40 2DT

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**17/0135/01** Decision Date: 21/03/2017  
**Proposal:** New fascia and signage.  
**Location:** THE CENTRAL HOTEL, CLYDACH ROAD, CLYDACH, TONYPANDY

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**Trealaw**

**17/0175/10** Decision Date: 22/03/2017  
**Proposal:** Proposed Two Storey Rear Extension.  
**Location:** 237 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB

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**Cymmer**

**17/0116/10** Decision Date: 20/03/2017  
**Proposal:** Demolish existing single storey rear extension and construct new 2 storey rear extension.  
**Location:** 14 AUBREY ROAD, GLYNFACH, PORTH, CF39 9HY

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**Tylorstown**

**17/0124/10** Decision Date: 21/03/2017  
**Proposal:** Demolish existing garage and construct new two storey extension.  
**Location:** 10 GROVE HOUSE COURT, PONTYGWAITH, FERNDAL, CF43 3LJ

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**Maerdy**

**17/0206/10** Decision Date: 23/03/2017  
**Proposal:** 'Maerdy Cwtch Oak Miner' To place a bespoke life size wooden sculpture of a miner and his children above and overlooking Maerdy gateway miners memorial.  
**Location:** EMBANKMENT ADJACENT OF A4233 STATION ROAD AND LEADING TO AVON UK LTD, MAERDY, FERNDAL

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017****Report for Development Control Planning Committee****Trallwn**

**17/0002/10** Decision Date: 14/03/2017  
**Proposal:** Change of use from Residential (C3) to Hairdressers (A1)  
**Location:** 103 MERTHYR ROAD, PONTYPRIDD, CF37 4DG

**Graig**

**17/0067/10** Decision Date: 20/03/2017  
**Proposal:** Change of use from house to HMO.  
**Location:** 7A COURT HOUSE STREET, GRAIG, PONTYPRIDD, CF37 1JW

**Hawthorn**

**17/0192/23** Decision Date: 16/03/2017  
**Proposal:** Prior Notification for demolition works to redundant owners dwelling.  
**Location:** THE BUNGALOW, CARAVAN PARK, PONT-PENTRE, UPPER BOAT, PONTYPRIDD, CF37 5YT

**Ffynon Taf**

**17/0029/10** Decision Date: 21/03/2017  
**Proposal:** Proposed double storey rear extension.  
**Location:** 40 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF

**17/0097/10** Decision Date: 14/03/2017  
**Proposal:** Remove existing side garage and build new side/rear extension and new porch.  
**Location:** 13 STRADMORE CLOSE, TAFFS WELL, CARDIFF, CF15 7QN

**Llantwit Fardre**

**16/0935/09** Decision Date: 08/03/2017  
**Proposal:** Proposed detached domestic garage  
**Location:** 28 CLOS CARADOG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2DQ

**17/0007/10** Decision Date: 06/03/2017  
**Proposal:** The building is part two storey and part single storey. The two storey section has a 2 storey rear extension with a flat roof and it is proposed that this be replaced with a pitched roof. The single storey section has both  
**Location:** OAKFIELD HOUSE, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EN

**17/0069/10** Decision Date: 06/03/2017  
**Proposal:** Ground floor reconfiguration and extension to kitchen and utility area. Front extension to garage and porch. Roof extension to master bedroom. (Amended Plans received 15/02/17)  
**Location:** 9 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017**

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**Church Village**

**17/0125/09** Decision Date: 20/03/2017  
**Proposal:** Certificate of Lawful Development for proposed construction of a rear dormer roof extension and insertion of rooflights to the front elevation.  
**Location:** 2 DUFFRYN BACH TERRACE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AL

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**Gilfach Goch**

**16/1270/10** Decision Date: 08/03/2017  
**Proposal:** Extension to provide new first floor  
**Location:** CLARET HOUSE, GELLI AREAL ROAD, HENDREFORGAN, GILFACH GOCH

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**Tonyrefail East**

**17/0079/15** Decision Date: 14/03/2017  
**Proposal:** Removal of Condition 6 and Condition 7  
**Location:** LAND ADJACENT TO 134, MILL STREET, TONYREFAIL, CF39 8AF

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**Ty'n y Nant**

**17/0114/10** Decision Date: 20/03/2017  
**Proposal:** First floor side extension.  
**Location:** 16 GARTH VIEW, BEDDAU, PONTYPRIDD, CF38 2BY

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**Town (Llantrisant)**

**17/0137/10** Decision Date: 21/03/2017  
**Proposal:** Proposed new porch extension to front of property  
**Location:** 60 SOUTHGATE AVENUE, LLANTRISANT, PONTYCLUN, CF72 8DR

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**Talbot Green**

**17/0045/01** Decision Date: 09/03/2017  
**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.  
**Location:** ROUNDABOUT ON ELY VALLEY ROAD, A4119, LEADING INTO NANT MUCHUDD

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Pontyclun**

**17/0121/09** Decision Date: 06/03/2017  
**Proposal:** Demolish existing single storey rear extension and construct new single storey full width rear extension.  
**Location:** 1 SYCAMORE CLOSE, MISKIN, PONTYCLUN, CF72 8ST

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**17/0127/10** Decision Date: 21/03/2017  
**Proposal:** Single storey rear sun lounge.  
**Location:** 8 PEN-Y-GROES, GROES-FAEN, PONTYCLUN, CF72 8PA

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**Llanharan**

**17/0126/10** Decision Date: 20/03/2017  
**Proposal:** Rear pitched roof dormer to enlarge bathroom and ensuite.  
**Location:** MEIROS VALLEY VIEW, SEYMOUR AVENUE, LLANHARAN, PONTYCLUN, CF72 9NW

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Total Number of Delegated decisions is 32

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 06/03/2017 and 24/03/2017**

**Report for Development Control Planning Committee**

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**Ystrad**

**16/1210/10** Decision Date: 21/03/2017

**Proposal:** Perimeter fencing and shed.

**Location:** 10 TYNTYLA ROAD, YSTRAD, CF41 7SF

**Reason: 1** By virtue of its prominent position, scale, appearance and relationship with the surrounding built environment and highway; the proposed fencing and shed are 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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**Treforest**

**17/0014/10** Decision Date: 16/03/2017

**Proposal:** Change of use from a C3 single family dwelling to a C4 multiple occupancy for student accommodation.

**Location:** 51 TOWER STREET, TREForest, PONTYPRIDD, CF37 1NR

**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan because it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the social cohesion, character and appearance of the site and surrounding area.

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**17/0038/10** Decision Date: 20/03/2017

**Proposal:** Change of Use to Use Class C4 for HMO.

**Location:** 67A WOOD ROAD, TREForest, PONTYPRIDD, CF37 1RH

**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan because it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the social cohesion, character and appearance of the site and surrounding area.

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**Hawthorn**

**16/1388/10**

Decision Date: 07/03/2017

**Proposal:** Change office frontage to include windows and door entrance.

**Location:** UNIT B IMPERIAL WEALTH MANAGEMENT LTD, UPPER BOAT BUSINESS CENTRE, CARDIFF ROAD, UPPER BOAT, PONTYPRIDD, CF37 5BP

**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 result in the loss of existing off-street parking provision from within the site, resulting in additional on-street parking demand in an area where is already a high demand to the detriment of highway safety and the free flow of traffic.

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Total Number of Delegated decisions is 4

**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**

**6 APRIL 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**