

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**DEVELOPMENT CONTROL
COMMITTEE
22 JUNE 2017**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 9
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 10/04/2017 and 09/06/2017.

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.

APPEALS RECEIVED
(Committee 22/06/2017)

APPLICATION NO: 16/0689/10
APPEAL REF: A/17/3173537
APPLICANT: Teify Davies Ltd
DEVELOPMENT: Partial re-construction of building together with refurbishment and improvements. Change of use of existing chapel of rest to provide funeral services
LOCATION: WYNDHAM CRESCENT FUNERAL HOME, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RR
APPEAL RECEIVED: 11/04/2017
APPEAL START DATE: [12/04/2017](#)

APPLICATION NO: 16/1307/10
APPEAL REF: A/17/3173141
APPLICANT: Bombay Blue Restaurant
DEVELOPMENT: Party room/banquet suite extension to the existing restaurant (Bombay Blue).
LOCATION: BOMBAY BLUE, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7SS
APPEAL RECEIVED: 10/04/2017
APPEAL START DATE: [13/04/2017](#)

APPLICATION NO: 17/0197/10
APPEAL REF: A/17/3173835
APPLICANT: Mr Powell
DEVELOPMENT: Change of use from C3 to C4.
LOCATION: 27 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW
APPEAL RECEIVED: 14/04/2017
APPEAL START DATE: [19/04/2017](#)

APPLICATION NO: 17/0215/10
APPEAL REF: A/17/3173966
APPLICANT: Mr S John
DEVELOPMENT: Change of Use from C3 to C4 (Small Scale HMO).
LOCATION: 21 NEW PARK TERRACE, TREFOREST, PONTYPRIDD, CF37 1TH
APPEAL RECEIVED: 18/04/2017
APPEAL START DATE: [19/04/2017](#)

APPLICATION NO: 17/0237/10
APPEAL REF: D/17/3174359
APPLICANT: Mr Robert Rees

DEVELOPMENT: First Floor Extension.
LOCATION: 4 ASH STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UE
APPEAL RECEIVED: 25/04/2017
APPEAL START DATE: [28/04/2017](#)

APPLICATION NO: 16/0889/10
APPEAL REF: A/17/3174649
APPLICANT: Mr Harry Emery
DEVELOPMENT: Proposed 3 Bed Detached Bungalow.
LOCATION: PANORAMA B, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU
APPEAL RECEIVED: 27/04/2017
APPEAL START DATE: [12/05/2017](#)

APPLICATION NO: 17/0014/10
APPEAL REF: A/17/3174499
APPLICANT: Mr Bailey
DEVELOPMENT: 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
APPEAL RECEIVED: 26/04/2017
APPEAL START DATE: [12/05/2017](#)

APPLICATION NO: 17/0122/10
APPEAL REF: D/17/3175454
APPLICANT: Mrs Geysen
DEVELOPMENT: Retain front boundary wall at reduced height from 1750mm to 1430mm and side boundary fencing (first panel only) at reduced height to 1430mm. Proposed automatic entrance gates to the front.
LOCATION: WHITEHALL, 65 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY
APPEAL RECEIVED: 11/05/2017
APPEAL START DATE: [16/05/2017](#)

APPLICATION NO: 16/1334/10
APPEAL REF: D/17/3175691
APPLICANT: Mr Llewelyn Hughes
DEVELOPMENT: Proposed retention of raised timber decking to front garden.
LOCATION: 49 TRENEOL, CWMAMAN, ABERDARE, CF44 6HF
APPEAL RECEIVED: 14/05/2017
APPEAL START DATE: [16/05/2017](#)

APPLICATION NO: 16/0722/10
APPEAL REF: A/17/3177004
APPLICANT: Mr R Geraghty
DEVELOPMENT: Construction of 2 detached dwellings (re-submission).
LOCATION: LAND KNOWN AS LLWYNCELYN, BRITANNIA, PORTH,
CF39 9LT
APPEAL RECEIVED: 01/06/2016
APPEAL START [07/06/2017](#)
DATE:

APPLICATION NO: 16/1319/10
APPEAL REF: A/17/3177452
APPLICANT: MR A Singh
DEVELOPMENT: Conversion to 8 flats and shop on ground floor, external
parking, amenity areas and demolition of rear annexe.
LOCATION: CENTRAL HOTEL, CLYDACH ROAD, TONYPANDY
APPEAL RECEIVED: 09/06/2017
APPEAL START [12/06/2017](#)
DATE:

APPEALS DECISIONS RECEIVED

APPLICATION NO: 16/0625/15
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
DECIDED: 22/09/2016
DECISION: Refused
APPEAL RECEIVED: 02/11/2016
APPEAL DECIDED: 28/04/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/0341/10
APPEAL REF: A/16/3160167
APPLICANT: Mr L B Davies
DEVELOPMENT: Change of use from residential dwelling to 4 bed house in multiple occupation
LOCATION: 27 TOWER STREET, TREFOREST, PONTYPRIDD, CF37 1NR
DECIDED: 21/07/2016
DECISION: Refused
APPEAL RECEIVED: 04/01/2016
APPEAL DECIDED: 03/05/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/0820/10
APPEAL REF: A/16/3165256
APPLICANT: Ms Louise Pope
DEVELOPMENT: Retention of garden fence.
LOCATION: 4 YR HENDRE, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TG
DECIDED: 03/10/2016
DECISION: Granted with Conditions
APPEAL RECEIVED: 13/12/2017
APPEAL DECIDED: 12/04/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 16/0241/10
APPEAL REF: A/16/3165900
APPLICANT: Mr J Rees
DEVELOPMENT: Domestic garage and vehicular cross-over
LOCATION: 81 DINAM PARK, TON PENTRE, PENTRE, CF41 7DY
DECIDED: ---
DECISION: (Appeal Against Non-determination)
APPEAL RECEIVED: 21/12/2016
APPEAL DECIDED: 26/04/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/0877/10
APPEAL REF: A/16/3166211
APPLICANT: Mr King Leung Chung
DEVELOPMENT: Proposed change of use from A1 to A3 hot food take away and installation of an extract ventilation flue to rear.
LOCATION: WILLIAMS, 57 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU
DECIDED: 05/12/2016
DECISION: Refused
APPEAL RECEIVED: 28/12/2016
APPEAL DECIDED: 08/06/2017
APPEAL DECISION: Allowed with Conditions

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
DECIDED: 01/02/2017
DECISION: Refused
APPEAL RECEIVED: 13/02/2017
APPEAL DECIDED: 12/06/2017
APPEAL DECISION: Dismissed

Rhondda Cynon Taf County Borough Council Development Control Enforcement – April 2017

Cases

Received	36
Cases investigated	23 (97%)
Cases resolved	8 (63%)
Complainant acknowledged	65%
Site visit	92%
Case priority	0 (Priority 1) 18 (Priority 2) 18 (Priority 3)

Source

Anonymous	3
Councillor	4
Internal/pro-active	4
Public	25
AM/MP	0

Type

Advert	1	Breach of condition	3
Engineering operations	3	TPO	1
Change of use	7	Not in accordance	2
Householder	13	Operational development	2
Listed Building	1	Untidy land	3

Resolution

Remedied	5
No breach	8
Not expedient	0
Planning application submitted	3
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(April 2017)

None.

Rhondda Cynon Taf County Borough Council Development Control Enforcement – May 2017

Cases

Received	57
Cases investigated	29 (100%)
Cases resolved	17 (47%)
Complainant acknowledged	82%
Site visit	91%
Case priority	0 (Priority 1) 33 (Priority 2) 24 (Priority 3)

Source

Anonymous	8
Councillor	13
Internal/pro-active	4
Public	32
AM/MP	0

Type

Advert	1	Breach of condition	5
Engineering operations	7	TPO	0
Change of use	14	Not in accordance	1
Householder	23	Operational development	3
Listed Building	0	Untidy land	3

Resolution

Remedied	13
No breach	18
Not expedient	1
Planning application submitted	4
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(May 2017)

EN/17/00091

Location: Land rear of 36 Eirw Road, Porth

Breach: Untidy land

Decision: Not expedient

Reason: The tipped waste materials are not in a prominent location and the land is unregistered.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Rhigos

17/0148/10 Decision Date: 25/05/2017
Proposal: Proposed barn conversion to form residential dwelling (Amended red-line boundary, plans & supporting information received 30/03/17).
Location: BRYNGOLWG FARM, RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9UG

Hirwaun

16/1129/10 Decision Date: 22/05/2017
Proposal: Construction of a 4 bedroom detached house with vehicular and pedestrian access on land opposite Benson House. Amended plans received 16/03/17 showing re-siting of dwelling and configuration of highway access
Location: LAND OPP. BENSON HOUSE, JOHN'S LANE, HIRWAUN, ABERDARE, CF44 9TQ

17/0243/10 Decision Date: 20/04/2017
Proposal: Provision of 2 No. Off Road Parking Spaces.
Location: 86 - 87 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SN

17/0281/10 Decision Date: 24/04/2017
Proposal: Proposed double garage and hobby room.
Location: HAFAN DAWEL, 2 IVY COTTAGES, TRAMWAY, HIRWAUN, ABERDARE, CF44 9QF

17/0314/10 Decision Date: 08/05/2017
Proposal: Demolition of existing canopy and construction of new canopy over existing car port.
Location: 25 GER Y MYNYDD, HIRWAUN, ABERDARE, CF44 9RD

17/0340/13 Decision Date: 22/05/2017
Proposal: Proposed outline planning permission for a detached dwelling with off- road parking.
Location: TERRY EVANS FABRICATIONS, FOUNDRY ROAD, HIRWAUN, ABERDARE, CF44 9RA

Penywaun

16/1237/10 Decision Date: 28/04/2017
Proposal: Proposed detached dwelling (Coal mining risk assessment received 06/03/17).
Location: SPRINGFIELD, HIRWAUN ROAD, PENYWAUN, ABERDARE, CF44 9LL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

16/0455/10

Decision Date: 06/06/2017

Proposal:

Construction of 3 no. detached houses together with service road and drainage. Amendments to existing unmade access to adjoining properties (amended site layout plans received 11/05/17).

Location:

MEIRION STREET ALLOTMENT, MEIRION STREET, TRECYNON, ABERDARE

17/0174/10

Decision Date: 24/04/2017

Proposal:

Single storey wrap-around extension.

Location:

16 PARC GLAS, CWMDARE, ABERDARE, CF44 8RP

17/0306/10

Decision Date: 19/05/2017

Proposal:

The erection of a two story extension to the rear of 8b Thomas street.

Location:

8 THOMAS STREET, ROBERTSTOWN, ABERDARE, CF44 8EY

17/0322/31

Decision Date: 12/05/2017

Proposal:

Proposed telecommunications installation upgrade and associated works.

Location:

LLWYDCOED ROAD, SOUTH OF SHOP HOUSES, ABERDARE, CF44 0TH

17/0401/10

Decision Date: 12/05/2017

Proposal:

Proposed single storey extension, alterations and repairs.

Location:

CALGARWYN, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Aberdare East

16/0203/10 Decision Date: 06/06/2017
Proposal: Change of use from Class D1 (Kingdom Hall) to Class A1 (Retail Unit - convenience store) including minor external alterations.
Location: KINGDOM HALL, CWMBACH ROAD, ABER-NANT, ABERDARE, CF44 0NF

17/0201/10 Decision Date: 25/04/2017
Proposal: Rear extension, internal works and alterations, new front porch, car parking and cross over vehicular access.
Location: 20 WIND STREET, ABERAMAN, ABERDARE, CF44 7HF

17/0209/15 Decision Date: 28/04/2017
Proposal: Variation of Condition 3 of planning application 11/1472/10 to extend the opening hours of the community base to 10.30pm, Monday to Sunday, including bank holidays.
Location: 16 HEOL-Y-MYNYDD, ABERDARE, CF44 7PS

17/0283/01 Decision Date: 25/04/2017
Proposal: Proposed signage to include fascia-board sign above shop front and gallows bracket sign at high level.
Location: A AND B OPHTHALMIC OPTICIAN, 13-13A COMMERCIAL STREET, ABERDARE, CF44 7RW

17/0329/10 Decision Date: 02/06/2017
Proposal: Change of use to A3 from A1.
Location: 34 COMMERCIAL STREET, ABERDARE, CF44 7RW

17/0333/10 Decision Date: 12/05/2017
Proposal: Single storey extension and construction of an access ramp to the front.
Location: 46 TY FRY, ABERDARE, CF44 7PW

17/0383/10 Decision Date: 25/05/2017
Proposal: Proposed renovation and single storey shower room extension.
Location: 40 ELIZABETH STREET, ABERDARE, CF44 7LN

17/0393/10 Decision Date: 30/05/2017
Proposal: Demolition of existing single storey flat roof extension and re-build extension with pitched roof.
Location: 11 MORGAN STREET, GADLYS, ABERDARE, CF44 8AP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Cwmbach

17/0233/10 Decision Date: 20/04/2017
Proposal: Single storey rear extension to kitchen and re-positioning of lower patio level retaining wall.
Location: 2 RICHARD'S TERRACE, CWMBACH, ABERDARE, CF44 0BB

17/0315/10 Decision Date: 05/05/2017
Proposal: New garages (Amended plans received 12 April 2017)
Location: 1 MORGAN ROW, CWMBACH, ABERDARE, CF44 0DU

17/0349/10 Decision Date: 17/05/2017
Proposal: Change of use to A1 food retail (Co-Op) to include change of highway access, change to shop front, demolition of single storey kiosk and double storey industrial unit, addition of external ATM, plant compound
Location: UNIT 2 FOUR SQUARE LIVING, GERAINT HILL SITE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0PN

Mountain Ash East

17/0285/10 Decision Date: 25/05/2017
Proposal: Erection of two storey rear extension.
Location: 23 LOWER FOREST LEVEL, MOUNTAIN ASH, CF45 4HP

17/0342/10 Decision Date: 10/05/2017
Proposal: Detached domestic garage.
Location: 34 PHILLIP STREET, MOUNTAIN ASH, CF45 4BE

17/0345/10 Decision Date: 26/04/2017
Proposal: Dropped kerb for vehicular crossover and off street parking.
Location: 17 THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DT

17/0404/10 Decision Date: 30/05/2017
Proposal: Single storey kitchen and bathroom extension.
Location: 48 PHILLIP STREET, MOUNTAIN ASH, CF45 4BG

Mountain Ash West

17/0312/10 Decision Date: 17/05/2017
Proposal: First floor extension to rear.
Location: 9 GLENBOI STREET, MOUNTAIN ASH, CF45 3DG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Penrhiwceiber

16/1308/10 Decision Date: 26/04/2017
Proposal: Alterations including 2 storey rear extension.

Location: 6 GLASBROOK TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SY

16/1379/10 Decision Date: 20/04/2017
Proposal: Convert education centre into a bungalow and granny flat (amended plans received 03/03/17).

Location: MISKIN EDUCATION CENTRE, CLARENCE STREET, MOUNTAIN ASH, CF45 3BD

17/0048/10 Decision Date: 06/06/2017
Proposal: Conversion of redundant chapel to a 4 bedroom dwelling.

Location: HOPE CHAPEL, RHEOLA STREET, PENRHIWCEIBER, MOUNTAIN ASH

17/0236/10 Decision Date: 12/05/2017
Proposal: Demolition of four garages and construction of three detached garages in order to accommodate construction of the Mountain Ash Cross Valley Link Scheme road alignment (amended plans received 12/04/17).

Location: MISKIN TERRACE, MOUNTAIN ASH, CF45 3UD

17/0244/10 Decision Date: 25/04/2017
Proposal: Change of use from paddling pool to splash pad, construction of Cafe, extension to plant room and construction of WC.

Location: LEE GARDENS PADDLING POOL, CROSS STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TR

17/0372/10 Decision Date: 12/05/2017
Proposal: Detached garage.

Location: LAND AT REAR OF 23 GLAMORGAN STREET, PERTHCELYN, MOUNTAIN ASH, CF45 3HX

Abercynon

17/0185/10 Decision Date: 27/04/2017
Proposal: Proposed 2 storey extension to rear.

Location: 54 PENTWYN AVENUE, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YF

17/0327/01 Decision Date: 23/05/2017
Proposal: 4 No advertisement fixed to existing front elevation advertising nature of business (retrospective).

Location: TRADE CENTRE WALES, NAVIGATION PARK, ABERCYNON, MOUNTAIN ASH, CF45 4SN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Ynysybwl

17/0151/13 Decision Date: 20/04/2017
Proposal: Construction of 2 No two storey detached dwellings.
Location: 24 HEOL-Y-MYNACH, YNYSYBWL, PONTYPRIDD, CF37 3PE

17/0338/10 Decision Date: 12/05/2017
Proposal: Erection of single storey garage for a car.
Location: 7 HEOL-Y-MYNACH, YNYSYBWL, PONTYPRIDD, CF37 3PE

17/0389/10 Decision Date: 30/05/2017
Proposal: Proposed Rear Extension & Loft Conversion.
Location: 21 HEOL-Y-PLWYF, YNYSYBWL, PONTYPRIDD, CF37 3HU

17/0391/10 Decision Date: 02/06/2017
Proposal: Proposed Rear Extension, Loft Conversion & Driveway.
Location: 22 HEOL-Y-PLWYF, YNYSYBWL, PONTYPRIDD, CF37 3HU

Aberaman North

17/0172/10 Decision Date: 13/04/2017
Proposal: Conversion of residential property into two care home units
Location: 36A LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

17/0344/10 Decision Date: 25/04/2017
Proposal: First floor extension above kitchen.
Location: 15 COBDEN STREET, GODREAMAN, ABERDARE, CF44 6EL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Aberaman South

17/0223/10 Decision Date: 25/04/2017

Proposal: First floor rear extension.

Location: 5 GRAIG CRESCENT, ABERCWMBOI, ABERDARE, CF44 6AE

17/0356/10 Decision Date: 12/05/2017

Proposal: Construction of 1no. four-bedroom house with associated car parking (description amended 07/04/17)

Location: LAND ADJACENT TO 112 JOHN STREET, ABERCWMBOI, ABERDARE, CF44 6BN

17/0378/10 Decision Date: 07/06/2017

Proposal: New two storey terraced dwelling between nos. 74 and 76 Jenkin Street, Abercwmboi, Aberdare, CF44 6BE.

Location: 75 JENKIN STREET, ABERCWMBOI, ABERDARE, CF44 6BE

17/0468/10 Decision Date: 25/05/2017

Proposal: Proposed double storey rear extension.

Location: 18 ELM STREET, ABERCWMBOI, ABERDARE, CF44 6AS

Treorchy

17/0047/10 Decision Date: 16/05/2017

Proposal: Proposed erection of 2 no. Detached Dwellings.

Location: GLYNCOLI CLOSE, TREORCHY

17/0154/10 Decision Date: 28/04/2017

Proposal: Change of Use to residential dwelling house.

Location: ROYAL OAK HOTEL PUBLIC HOUSE, 40-41 BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AS

17/0176/10 Decision Date: 21/04/2017

Proposal: Double story extension to rear of property.

Location: 49 DUMFRIES STREET, TREORCHY, CF42 6TP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Pentre

17/0275/10 Decision Date: 15/05/2017
Proposal: Demolish and rebuild existing domestic garage.

Location: LAND OPPOSITE 4 GRIFFITH STREET, PENTRE, CF41 7JF

17/0294/10 Decision Date: 27/04/2017
Proposal: Proposed Two Storey Rear Extension

Location: 14 VICTORIA STREET, TON PENTRE, PENTRE, CF41 7AP

17/0416/10 Decision Date: 23/05/2017
Proposal: Raise roof level by 1.0m to form bedrooms in attic and construct conservatory to front of bungalow.

Location: NILA, MAINDY CROFT, TON PENTRE, PENTRE, CF41 7ET

Ystrad

17/0368/10 Decision Date: 17/05/2017
Proposal: First floor rear extension and two storey infill rear extension.

Location: 7 TAFF STREET, GELLI, PENTRE, CF41 7TZ

Llwynypia

17/0463/10 Decision Date: 02/06/2017
Proposal: First floor rear extension.

Location: 28 BRYN IVOR STREET, LLWYN-Y-PIA, TONYPANDY, CF40 2TL

Cwm Clydach

17/0191/10 Decision Date: 31/05/2017
Proposal: Erection of multi purpose log cabin, play space development, canopy extension, replacement foot bridges and foot path widening scheme

Location: LAKESIDE BUILDINGS, CAMBRIAN INDUSTRIAL PARK, TONYPANDY, CF40 2XX

17/0339/10 Decision Date: 27/04/2017
Proposal: Ground floor full width extension & half width first floor extension.

Location: 84 COURT STREET, TONYPANDY, CF40 2RL

17/0386/10 Decision Date: 23/05/2017
Proposal: Proposed two storey extension and detached garage to rear of property.

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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Tonypandy

17/0290/10 Decision Date: 25/04/2017
Proposal: Proposed ground floor extension.
Location: 1 ANDERSON TERRACE, TONYPANDY, CF40 2LF

Trealaw

17/0194/10 Decision Date: 18/05/2017
Proposal: Change of use of land to include the siting of a caravan.
Location: LAND ADJ. TO 148 MISKIN ROAD TREALAW, CF40 2QL

17/0217/10 Decision Date: 25/04/2017
Proposal: Rear extension.
Location: 24 MARJORIE STREET, TREALAW, TONYPANDY, CF40 2PQ

Penygraig

17/0225/10 Decision Date: 03/05/2017
Proposal: Proposed erection of a detached garage on existing hardstanding.
Location: 30 THOMAS STREET, PENYGRAIG, TONYPANDY, CF40 1EU

17/0301/10 Decision Date: 23/05/2017
Proposal: Change of use from D1/D2 to B1.
Location: FORMER KINGDOM HALL, REAR OF 10 - 12 FIELD STREET, PENYGRAIG, TONYPANDY, CF40 1JX

17/0369/09 Decision Date: 10/05/2017
Proposal: Demolition of existing lean-to rear annexe and construction of single storey flat roof extension.
Location: 37 HENDRECAFN ROAD, PENYGRAIG, TONYPANDY, CF40 1LL

Porth

17/0161/10 Decision Date: 12/05/2017
Proposal: Change of use from A3 use to sui generis (Auction House).
Location: 66C HANNAH STREET, PORTH, CF39 9PY

17/0190/10 Decision Date: 20/04/2017
Proposal: Proposed veranda and new external staircase to rear of property.
Location: 31 TURBERVILLE ROAD, PORTH, CF39 0NF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Cymmer

16/1149/10 Decision Date: 23/05/2017
Proposal: Change of use for the parking of two vehicles and construction of a hardstanding and retaining wall (amended plans received 28/03/2017)
Location: 2 TREHARNE COURT, LINCOLN STREET, CYMMER, PORTH, CF39 9AS

17/0119/10 Decision Date: 20/04/2017
Proposal: Proposed construction of a 3 bedroom rural enterprise dwelling (affecting public right of way CYM/15/1, CYM/15/2, ANT/94/2, ANT/999/1 and ANT/94/1)
Location: RHIW GARN FACH FARM, RHIWGARN ROAD, TREBANOG, PORTH, CF39 8AX

17/0422/15 Decision Date: 31/05/2017
Proposal: Removal of Condition 24 (provision of retaining walls adjacent to Gwaun Bedw) of planning consent 14/0854/15. (Amended description of development 09/05/17)
Location: RESIDENTIAL DEVELOPMENT AT GWAUN BEDW, GWAUN BEDW, CYMMER, PORTH

Ynyshir

16/1006/10 Decision Date: 05/06/2017
Proposal: Retention of elevated decking, new retaining boundary wall and fence and new hardstand for off-street car parking.
Location: 24 GYNOR PLACE, YNYSHIR, PORTH, CF39 0NR

17/0138/13 Decision Date: 02/05/2017
Proposal: Construction of 2 new dwellings on a section of unused land adjacent to 27 Bryn Terrace
Location: LAND ADJACENT TO 27 BRYN TERRACE, WATTSTOWN, PORTH, CF39 0PH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Tylorstown

- 16/0835/10** Decision Date: 02/06/2017
Proposal: Proposed construction of a 2 storey detached dwelling and domestic garage. Resubmission of 15/1358. (Amended Coal Mining Risk Assessment Received 30/01/17) (Amended Site plan and Block Plan received)
- Location:** LAND AT STANLEY VIEW, UPPER TERRACE, STANLEYTOWN, FERNDAL, CF43 3EW
-
- 17/0055/10** Decision Date: 05/06/2017
Proposal: Change of use to enable use of land as a garden. Erection of front retaining wall (1.2m) and fence panelling (1.2m) on top of the retaining wall.
- Location:** LAND ADJACENT TO 1 ARFRYN TERRACE, TYLORSTOWN, FERNDAL, CF43 3DR
-
- 17/0088/10** Decision Date: 03/05/2017
Proposal: Change of level to rear garden and associated retaining features.
- Location:** 91 MADELINE STREET, PONTYGWAITH, FERNDAL, CF43 3LU
-
- 17/0189/10** Decision Date: 24/04/2017
Proposal: New Three Bedroom House.
- Location:** LAND ADJACENT TO 5 FERNDAL ROAD, TYLORSTOWN, FERNDAL, CF43 3HB
-
- 17/0424/10** Decision Date: 06/06/2017
Proposal: New pedestrian access gate within southern boundary fence/wall to provide level access for disabled occupant.
- Location:** TY MORVE BUNGALOW, GRAIG STREET, PONTYGWAITH, FERNDAL, CF43 3LY

Ferndale

- 17/0123/10** Decision Date: 03/05/2017
Proposal: Proposed 2 storey extension to side elevation and single storey extension to rear elevation.
- Location:** 15 ALBERT STREET, BLAENLLECHAU, FERNDAL, CF43 4NW
-
- 17/0264/10** Decision Date: 03/05/2017
Proposal: Proposed two storey side extension.
- Location:** 4 RHONDDA FECHAN FARM, FERNDAL, CF43 4LN
-
- 17/0298/10** Decision Date: 03/05/2017
Proposal: Ground floor extension to form a garage and shower room.
- Location:** TY GER Y COED, RHONDDA ROAD, FERNDAL, CF43 4LR

Maerdy

- 17/0308/10** Decision Date: 03/05/2017
Proposal: External lift to front of property.
- Location:** 33 TAN-Y-BRYN, MAERDY, FERNDAL, CF43 4TP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Glyncoch

17/0149/10 Decision Date: 09/05/2017
Proposal: Detached garage/workshop to rear of dwelling (Re-submission of 16/0797/10)
Location: GREYSTONES, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3BL

Town (Pontypridd)

17/0266/10 Decision Date: 08/05/2017
Proposal: Convert first floor office to one bed flat.
Location: FIRST FLOOR, 9A GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW

17/0292/09 Decision Date: 02/05/2017
Proposal: Construction of conservatory to rear of house.
Location: 5 VALE GARDENS, PONTYPRIDD, CF37 2HG

17/0423/10 Decision Date: 06/06/2017
Proposal: Single storey extension to rear and new dormer extensions to front and rear of dormer bungalow.
Location: 46 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

Trallwn

17/0265/01 Decision Date: 20/04/2017
Proposal: Installation of 8 no. non-illuminated wall panel signs, 3 no. vinyl overlay panels on existing totems and 2 no. illuminated Argos fascia signs.
Location: SAINSBURYS SUPERMARKETS LTD, BROWN LENNOX RETAIL PARK, YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA

Rhondda

17/0254/10 Decision Date: 21/04/2017
Proposal: Proposed demolition of existing prefabricated garage & rebuilding in permanent materials.
Location: LAND/ GARAGE OPPOSITE NO7 AELYBRYN, PANTYGRAIGWEN, PONTYPRIDD

Graig

17/0355/10 Decision Date: 12/05/2017
Proposal: Proposed bedroom extension.
Location: GER Y NANT, 6 KIRKHOUSE STREET, GRAIG, PONTYPRIDD, CF37 1LF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Treforest

16/0536/10

Decision Date: 30/05/2017

Proposal: Change of use from general storage area to self contained storage business (retrospective).

Location: UNIT 1, THOMAS QUARRY, PENTREBACH ROAD, PONTYPRIDD, CF37 4BW

Rhydyfelin Central

16/1117/10

Decision Date: 15/05/2017

Proposal: Erection of garage and off road parking hard stand. (Amended plans received 18/01/17 and 25/04/17).

Location: 14 DAN-YR-ALLT CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5EF

Hawthorn

17/0211/10

Decision Date: 18/04/2017

Proposal: Erection of single garage and associated works.

Location: 43 YMYL YR AFON, RHYDYFELIN, PONTYPRIDD, CF37 5AZ

17/0230/01

Decision Date: 24/04/2017

Proposal: 3 No. internally illuminated fascia signs to front and side elevations.

Location: SPAR, 13 DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5RW

17/0316/10

Decision Date: 08/05/2017

Proposal: Erection of detached garage and garden shed.

Location: 16 HAWTHORN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Ffynon Taf

17/0221/09 Decision Date: 25/04/2017
Proposal: Certificate of Lawful Development to create an a insulated cavity and external wall around an existing side extension.
Location: 57 TY RHIW, TAFFS WELL, CARDIFF, CF15 7RU

17/0390/10 Decision Date: 25/05/2017
Proposal: Erection of two-storey side extension and single storey rear extension.(Ameded plans received 12/05/17- showing alterations to dimensions and appearance of the front and side elevation)
Location: 74 CARDIFF ROAD, GLAN Y LLYN, TAFFS WELL, CARDIFF, CF15 7QE

17/0445/10 Decision Date: 06/06/2017
Proposal: Single storey rear extension.
Location: HAZELMERE, 32 MOY ROAD, TAFFS WELL, CARDIFF, CF15 7PX

17/0446/10 Decision Date: 07/06/2017
Proposal: Single storey rear extension
Location: 36 MOY ROAD, TAFFS WELL, CARDIFF, CF15 7PX

Llantwit Fardre

17/0289/10 Decision Date: 04/05/2017
Proposal: New single storey cattery extension.
Location: HOLLYBUSH FARM, HEOL CREIGIAU, EFAIL ISAF, PONTYPRIDD, CF38 1BG

17/0305/10 Decision Date: 02/05/2017
Proposal: Single storey side extension.
Location: 41 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NG

17/0323/10 Decision Date: 25/05/2017
Proposal: Rear & side extensions.
Location: 23 PENYWAUN, EFAIL ISAF, PONTYPRIDD, CF38 1AY

17/0360/10 Decision Date: 17/05/2017
Proposal: Rear ground floor extension and first floor side extension.
Location: 87 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

17/0458/10 Decision Date: 02/06/2017
Proposal: Extension to kitchen and lounge area.
Location: 29 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Church Village

16/1300/10 Decision Date: 25/04/2017
Proposal: 2 storey extension to gable end of existing semi detached property.
Location: 11 PEN-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 1UA

17/0310/10 Decision Date: 02/05/2017
Proposal: Single storey rear extension.
Location: 27 ACORN GROVE, CHURCH VILLAGE, PONTYPRIDD, CF38 2AJ

17/0453/09 Decision Date: 15/05/2017
Proposal: Certificate of lawful development for a proposed dining room extension.
Location: 11 COED Y BROCH, CHURCH VILLAGE, PONTYPRIDD, CF38 1BQ

Tonteg

16/1203/10 Decision Date: 23/05/2017
Proposal: Change of use from B2 (Warehouse) to D2 (Dance Studio)
Location: UNIT 1 RIGHT BUY, TAFF BUSINESS CENTRE, TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA

17/0205/01 Decision Date: 12/04/2017
Proposal: Replacement signage scheme to include 1 x fascia sign, 1 x PETG frame sign, 2 x ACM direct print panels and 1 x poster frame.
Location: UNIT 1 SPAR, SHOPPING PRECINCT, CARDIGAN CLOSE, TONTEG, PONTYPRIDD, CF38 1LD

17/0213/01 Decision Date: 18/04/2017
Proposal: Various fascias and perimeter signs.
Location: KEYLINE BUILDERS MERCHANTS, UNIT B4, WESTBANK, TREFOREST INDUSTRIAL ESTATE, TREFOREST, CF37 5YQ

17/0240/10 Decision Date: 28/04/2017
Proposal: Proposed rear extension to create 2No Bedrooms. Internal alterations, patio, front entrance gates and detached garage.
Location: GRASSMERE, 72 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EN

17/0375/10 Decision Date: 25/05/2017
Proposal: Proposed dormer to front elevation.
Location: 38 MEADOW CRESCENT, TONTEG, PONTYPRIDD, CF38 1NL

17/0398/10 Decision Date: 26/05/2017
Proposal: Proposed rear storage unit.
Location: PETWISE, UNIT A4, SEVERN ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Gilfach Goch

17/0274/10 Decision Date: 02/06/2017

Proposal: Proposed rear extension.

Location: 3 ALFRED STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8TL

17/0328/10 Decision Date: 23/05/2017

Proposal: Two storey rear extension (amended plans received 17/05/2017).

Location: 69 THOMAS STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8TY

Tonyrefail West

17/0272/10 Decision Date: 24/04/2017

Proposal: Porch and toilet extension to front of existing semi detached house.

Location: 5 ELY COURT, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EP

17/0273/10 Decision Date: 24/04/2017

Proposal: Porch and toilet extension to front of existing semi detached house.

Location: 6 ELY COURT, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EP

17/0296/10 Decision Date: 25/04/2017

Proposal: Flat roof dormer to rear & loft conversion.

Location: 18 PARC DAN Y BRYN, TONYREFAIL, PORTH, CF39 8JS

17/0304/10 Decision Date: 03/05/2017

Proposal: Single storey garage extension attached to side of house.

Location: 45 SWYN Y NANT, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FE

17/0532/09 Decision Date: 06/06/2017

Proposal: Lawful development certificate for proposed new conservatory.

Location: 52 DUFFRYN CLOSE, TONYREFAIL, PORTH, CF39 8HD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Tonyrefail East

17/0251/31 Decision Date: 25/04/2017
Proposal: The installation of a 15.0m monopole supporting 3 No antennas, 1 No dish, ground based equipment cabinets and ancillary development there to.
Location: LAND AT COED ELY CAR PARK, GLAMORGAN TERRACE, TONYREFAIL, CF39 8BA

17/0348/10 Decision Date: 08/05/2017
Proposal: Two storey lateral extension to form a garage, kitchen and bedrooms.
Location: 31 CAPEL FARM, TONYREFAIL, PORTH, CF39 8AD

17/0447/10 Decision Date: 05/06/2017
Proposal: Proposed detached domestic double garage.
Location: THE BUNGALOW, TYLCHAWEN CRESCENT, TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AL

17/0448/10 Decision Date: 02/06/2017
Proposal: Proposed alterations and extension.
Location: THE BUNGALOW, TYLCHAWEN CRESCENT, TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AL

17/0452/15 Decision Date: 05/06/2017
Proposal: Removal of conditions 14,15 and 16 of planning ref: 13/1008/10
Location: LAND ADJACENT TO 134 MILL STREET, TONYREFAIL, CF39 8AF

Beddau

16/1052/10 Decision Date: 02/05/2017
Proposal: Raise area of garden by 400mm (area indicated on attached location plan).
Location: GWAUNMISKIN HOUSE, MILL LANE, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LU

17/0115/10 Decision Date: 08/05/2017
Proposal: Change of use to A2.
Location: UNIT 1, COMMON APPROACH, GWAUNMISKIN ROAD, BEDDAU, PONTYPRIDD, CF38 2BL

17/0417/10 Decision Date: 02/06/2017
Proposal: Proposed front porch and rear extension.
Location: 36 DAN-Y-COEDCAE ROAD, GRAIG, PONTYPRIDD, CF37 1LS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Town (Llantrisant)

17/0332/10 Decision Date: 12/05/2017
Proposal: Two storey extension, replacement of existing conservatory roof and internal alterations.
Location: 41 HIGHDALE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QE

17/0366/10 Decision Date: 02/06/2017
Proposal: Two storey side extension.
Location: 28 HIGHDALE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QE

17/0433/10 Decision Date: 02/06/2017
Proposal: Two storey rear extension.
Location: 70 DAN CAERLAN, LLANTRISANT, PONTYCLUN, CF72 8HD

Talbot Green

17/0394/09 Decision Date: 16/05/2017
Proposal: Certificate of lawful development for a proposed single storey rear & side extension.
Location: 43 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN, CF72 8HR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Pontyclun

- 17/0229/10** Decision Date: 02/05/2017
Proposal: Provision of Ramp for Disabled Access to Church.
Location: ST PAULS CHURCH, LLANTRISANT ROAD, PONTYCLUN
-
- 17/0259/10** Decision Date: 16/05/2017
Proposal: Proposed ground floor extension, new external porch, raising of roof levels for attic extension and garage.
Location: 21 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP
-
- 17/0287/10** Decision Date: 23/05/2017
Proposal: Proposed garage extension.
Location: 36 THE HOLLIES, BRYNSADLER, PONTYCLUN, CF72 9BA
-
- 17/0324/10** Decision Date: 27/04/2017
Proposal: Proposed single storey extension.
Location: 13 ROWAN TREE LANE, MISKIN, PONTYCLUN, CF72 8SF
-
- 17/0359/09** Decision Date: 25/04/2017
Proposal: Certificate of lawful development for proposed dormer extension to the rear of the property.
Location: 39 DANYBRYN, BRYNSADLER, PONTYCLUN, CF72 9DH
-
- 17/0362/10** Decision Date: 03/05/2017
Proposal: Double storey rear extension.
Location: 1 LLWYNFEN ROAD, PONTYCLUN, CF72 9EN
-
- 17/0384/10** Decision Date: 23/05/2017
Proposal: Proposed Orangery & Loft Conversion.
Location: 20 NEWMILL GARDENS, MISKIN, PONTYCLUN, CF72 8RX
-
- 17/0436/10** Decision Date: 23/05/2017
Proposal: Extend above existing garage
Location: LYN MOR, HEOL MISKIN, MISKIN, PONTYCLUN, CF72 8JN
-

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Llanharry

- 17/0146/09** Decision Date: 10/04/2017
Proposal: Certificate of Lawful Development for proposed ground floor extension to the North of the property.
Location: 5 CLOS PUPREN, LLANHARRY, PONTYCLUN, CF72 9GN
-
- 17/0268/10** Decision Date: 01/06/2017
Proposal: Install 2 no new roller shutter doors to the rear loading area. (Amended Location Address to include Unit J2)
Location: UNITS J2 TO J4 S DV, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG
-
- 17/0269/01** Decision Date: 01/06/2017
Proposal: 4 No. fascia signs and 2 No. roadside signs. (Amended site location plan).(Amended Location Address to include Unit J2)
Location: UNITS J2 TO J4 S DV, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG
-
- 17/0330/10** Decision Date: 03/05/2017
Proposal: Two storey side extension with internal remodelling
Location: 30 LLWYN ONN, TYLE GARW, PONTYCLUN, CF72 9ET
-
- 17/0331/10** Decision Date: 07/06/2017
Proposal: Single storey garage side extension to house.
Location: 37 LLWYN ONN, TYLE GARW, PONTYCLUN, CF72 9ET
-
- 17/0415/10** Decision Date: 31/05/2017
Proposal: Change of use to Class B8 (Storage / Distribution), together with minor external alterations. (Amended plans received 25/04/17).
Location: UNIT D4/D5/D6, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG
-
- 17/0478/10** Decision Date: 07/06/2017
Proposal: Demolition of existing garage and erection of single storey side extension.
Location: 51 TYLA COCH, LLANHARRY, PONTYCLUN, CF72 9LT
-

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Llanharan

16/0569/10 Decision Date: 19/04/2017
Proposal: Planning application for an equine worker's temporary dwelling.
Location: MEIROS LIVERY STABLES, TALYFAN ROAD, LLANHARAN, PONTYCLUN, CF72 9NU

16/1243/10 Decision Date: 20/04/2017
Proposal: Change of use of 'hall house 1' and 'hall house 2', Lanelay Hall (approved in planning permission 15/1547/17), from residential dwellings (class c3) to self-catering managed holiday accommodation & corporate meetings
Location: LANELAY HALL, MOUNTAIN ROAD, TALBOT GREEN

17/0337/10 Decision Date: 15/05/2017
Proposal: Single-storey rear extension. First floor side extension over existing garage.
Location: 1 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TT

Brynna

16/1321/10 Decision Date: 23/05/2017
Proposal: Steel frame garage (amended plans received 26/04/2017)
Location: 3 BRYNHEULOG, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QS

17/0238/10 Decision Date: 24/05/2017
Proposal: Two secure storage buildings to replace existing storage containers (Lorry Bodies).
Location: BRYNNA SCRAPYARD , MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QS

17/0250/10 Decision Date: 25/04/2017
Proposal: Single storey side and rear extension.
Location: 14 BRYN HENLLAN, BRYNNA, PONTYCLUN, CF72 9SG

17/0371/09 Decision Date: 03/05/2017
Proposal: Re-positioning garage attached to the side of the property. Refer to drawings 001 - 006.
Location: 6 HEATHFIELD CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RU

17/0418/10 Decision Date: 11/05/2017
Proposal: Front and rear dormer extension.
Location: 21 MANOR PARK, BRYNNA, PONTYCLUN, CF35 6PE

17/0456/10 Decision Date: 06/06/2017
Proposal: 2 storey extension to the side of the property and a single storey extension to the rear.
Location: 26 WESTBOURNE TERRACE, LLANHARAN, PONTYCLUN, CF72 9RW

Total Number of Delegated decisions is 152

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Aberdare East

17/0382/10 Decision Date: 12/05/2017

Proposal: Change of use from garage to dwelling.

Location: CROCKER GARAGE, MERCHANT STREET, ABERDARE, CF44 7EF

Reason: 1 By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to TAN 15 of Planning Policy Wales and Policies AW2 and AW10 of the Local Development Plan; and is therefore unacceptable in principle.

Furthermore, in the absence of any off-street parking provision for the proposed dwelling, the development would be contrary to Policy AW5 of the Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

Cwmbach

17/0357/10 Decision Date: 12/05/2017

Proposal: Proposed detached dwelling within the curtilage of 4 Scales Row.

Location: 4 SCALES ROW, CANAL ROAD, CWMBACH, ABERDARE, CF44 0PW

Reason: 1 By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to TAN 15 of Planning Policy Wales and Policies AW2 and AW10 of the Local Development Plan; and is therefore unacceptable in principle.

Furthermore, in the absence of sufficient off-street parking provision for the proposed and existing dwellings, the development would be contrary to Policy AW5 of the Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Treherbert

17/0068/10 Decision Date: 08/05/2017

Proposal: One 8 x12 - Timber shed - Equipment, One 8 x12 - Timber shed - Feed Store, One 8 x 20 - Timber shed - Grounds Office, One fire Break/Track.

Location: FFERM TY NEWYDD, RHIGOS ROAD, TREHERBERT, CF42 5PH

Reason: 1 In the absence of any proven agricultural need, the proposed development is considered to represent sporadic and unsustainable development in the countryside which is considered to distract from the character and appearance of the site and surrounding area contrary to policies AW2, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development by virtue of its design, siting and materials is considered to have a detrimental visual impact on the character of the area which is identified as a Strategic Landscape Area. As such the development is contrary to Policy NSA25 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Further intensification of the proposed access that lacks adequate junction radii, width for safe two way vehicular movement and at an acute angle will create increased traffic hazards to the detriment of highway safety and free flow of traffic. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The junction of the proposed access is at an acute angle and lacks adequate turning radii to cater for the type of vehicular turning movements generated by the proposed development to and from the public highway (A4061) that will create increased traffic hazards to the detriment of the safety of all highway users and free flow of traffic. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 5 The proposed development will lead to increased reversing movements to and from the A4061 with a 60mph speed limit to the detriment of safety of all highway users and free flow of traffic. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 6 The proposed development will lead to indiscriminate on-street car parking along the A4061 by customers to the detriment of safety of all highway users and free flow of traffic. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 7 The use of private vehicles as the only mode of transport to and from the proposed development site would result in the site being un-sustainable in terms of national advice and policy on transport. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

17/0168/10 Decision Date: 11/05/2017

Proposal: Proposed detached two storey dwelling including detached garage.

Location: REAR OF 132 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Treherbert

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 proposed access lane lacks adequate width of carriageway, structural integrity, junction radii, surface water drainage, street lighting and segregated footway to serve vehicular and pedestrian traffic and would create traffic hazards to the detriment of safety of all highway users.

Reason: 5 The access lacks adequate visibility due to on-street car parking pressure and therefore further intensification of use by the proposed development would create traffic hazards to the detriment of highway safety.

Reason: 4 The proposed access lacks an adequate turning area to cater for vehicular turning movements to and from the site and would therefore create hazards to the detriment of highway and pedestrian safety.

Reason: 3 The proposed additional use of the sub-standard lane as a principal means of access to serve the proposed development will create increased traffic hazards to the detriment of highway and pedestrian safety.

Reason: 2 The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access lane cannot be improved to provide a safe and satisfactory access.

Ystrad

16/0582/10

Decision Date: 19/04/2017

Proposal: Construction of stables (amended location and block plans received 23/02/17).

Location: LAND AT REAR OF No'S 12, 13 & 14 EISTEDDFA ROAD, LLWYNYPIA

Reason: 1 The proposed development and associated engineering works by virtue of their siting, scale, size and design on this steeply sloping site would result in a detrimental visual impact upon the character of the area and the wider Special Landscape Area. As such the development would be contrary to Policies AW5, AW6 and NSA25 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would result in an adverse impact upon the amenity of the occupiers of the neighbouring dwellings arising from noise, odour generation and general disturbance. As such, the proposal conflicts with policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Reason: 3 Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon the ecology on and adjacent to the application site or the wider SINC. As such the proposal is contrary to the provisions of Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Cwm Clydach

17/0400/10

Decision Date: 23/05/2017

Proposal: Proposed development of three link houses with off road parking.

Location: LAND ADJACENT TO 35 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP

Reason: 1 The proposed development as a result of its siting, size and design would result in an incongruous development that would have a detrimental visual impact on the character of the area. As such the development is 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: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Trealaw

16/1174/13 Decision Date: 21/04/2017

Proposal: Erection of a 4/5 bedroom detached dwelling (amended description 28/02/17).

Location: REAR/SIDE OF CLIFTON HOUSE, STATION ROAD, TREALAW, TONYPANDY, CF40 2PJ

Reason: 1 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:

Station Road leading to the site is sub-standard in width for safe two-way vehicular movement, with sub-standard vertical and horizontal alignment, and oversubscribed with high on-street car parking demand leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway users.

The proposed development will increase pedestrian and vehicular movement by all types of vehicle along a sub-standard access road leading to reversing movements over a considerable distance to the detriment of safety of all highway users and free flow of traffic.

The developer is not in control of the land to provide the required highway improvements to overcome the highway and pedestrian safety concerns associated with the increase in movements.

17/0313/10 Decision Date: 08/05/2017

Proposal: Proposed conversion of existing dwelling and hardstanding into two self contained flats.

Location: 217 TREALAW ROAD, TREALAW, TONYPANDY, CF40 2LG

Reason: 1 The proposal would result in the creation of a residential flat which would lack 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 proposal is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would have a detrimental impact upon highway safety in the vicinity of the application site for the following reasons:

The proposed use of the sub-standard rear lane as a primary means of access would lead to unacceptable highway safety concerns to the detriment of safety of all highway users;

The proposed access lane is sub-standard in terms of width for safe two-way vehicular movement, visibility at its junctions, forward visibility, lack of segregated footway facilities, lack of turning area, structural integrity and street lighting to provide means of access leading to major highway safety concerns to the detriment of safety of all highway users and free flow of traffic;

The proposed development will lead to on-street car parking in an area where there is already considerable demand to the detriment of safety of all highway users and free flow of traffic.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Ynyshir

17/0282/10

Decision Date: 12/05/2017

Proposal: An extension to an existing domestic dwelling by raising the roof levels for the addition of a partial first floor over an existing upper ground floor level.

Location: 2 SUNNY BANK, UPPER GYNOR PLACE, YNYSHIR, PORTH, CF39 0NY

Reason: 1 The proposed extension, by virtue of its scale, form, design and overall visual appearance, would form a discordant and incongruous feature within the street scene which would have a detrimental impact on the character and appearance of the existing dwelling and wider area. It would also create a harmful level of overlooking on surrounding properties and would therefore 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: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Ferndale

17/0271/10 Decision Date: 30/05/2017

Proposal: Construction of 2 detached 4 bedroom dwellings.

Location: LAND ADJACENT TO NO 28 ABERDARE ROAD, BLAENLLECHAU, FERNDALE, CF43 4PF

Reason: 1 The proposed development as a result of its siting, size and design would result in an incongruous development that would have a detrimental visual impact on the character of the area. As such the development is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

17/0278/10 Decision Date: 24/05/2017

Proposal: Conversion of former garage to two bed dwelling.

Location: GARAGE AT MAXWELL STREET, FERNDALE, CF43 4RT

Reason: 1 The proposal would result in the conversion of an existing building which, by virtue of the lack of footway to the front elevation, would be unsuitable for residential use. It would therefore fail to comply with Policy AW1 & AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 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 pedestrian and highway safety in the vicinity of the application site for the following reasons:

The proposed will lead to additional on-street car parking in an area where there is already considerable demand leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway users and free flow of traffic;
In the absence of continuous pedestrian facilities on the development side of Maxwell Street leading to the site, the proposed development would create hazards to the detriment of safety of all highway users.

17/0279/10 Decision Date: 24/05/2017

Proposal: Conversion of former garage to a two bed dwelling. Site property title number CYM339820

Location: GARAGE, MAXWELL STREET, FERNDALE, CF43 4RT

Reason: 1 The proposal would result in the conversion of an existing building which, by virtue of the lack of footway to the front elevation, would be unsuitable for residential use. It would therefore fail to comply with Policy AW1 & AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 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 pedestrian and highway safety in the vicinity of the application site for the following reasons:

The proposed will lead to additional on-street car parking in an area where there is already considerable demand leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway users and free flow of traffic;
In the absence of continuous pedestrian facilities on the development side of Maxwell Street leading to the site, the proposed development would create hazards to the detriment of safety of all highway users.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Ferndale

Treforest

17/0197/10 Decision Date: 12/04/2017

Proposal: Change of use from C3 to C4.

Location: 27 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

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

17/0208/10 Decision Date: 12/04/2017

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

Location: 114 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RJ

Reason: 1 The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the reason that 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 character and appearance of the site and surrounding area.

17/0215/10 Decision Date: 18/04/2017

Proposal: Change of Use from C3 to C4 (Small Scale HMO).

Location: 21 NEW PARK TERRACE, TREFOREST, PONTYPRIDD, CF37 1TH

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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Hawthorn

16/1153/10 Decision Date: 18/04/2017

Proposal: Garden extension and garden shed.

Location: 28 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5AY

Reason: 1 By virtue of its location within the embankment of the A470 trunk road and where the shed has been constructed above a watercourse, the development has increased the risk of flooding and severely restricts the ability of the Welsh Government to maintain and manage the highway embankment. The development is therefore contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Gilfach Goch

16/1333/13 Decision Date: 12/04/2017

Proposal: 3 x 3 Bed Dwelling Houses.

Location: LAND OPPOSITE 1 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

Reason: 1 The principle of the proposed development is unacceptable as the proposal represents unjustified residential development outside the defined Settlement Boundary. Nor has any material consideration been presented to justify a departure from the Development Plan and Technical Advice Note 1. The application is therefore determined as contrary to the requirements of policies CS2, AW1, AW2, and SSA13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note 1.

Reason: 2 Insufficient information has been submitted to prove that a residential development on the site would not be at risk from, or detrimentally affected by past coal mining activities within the vicinity of the site, contrary to the requirements of policy AW8 of the Rhondda Cynon Taf Local Development Plan.

17/0237/10 Decision Date: 24/04/2017

Proposal: First Floor Extension.

Location: 4 ASH STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UE

Reason: 1 Reason: The proposed extension would create a harmful level of overlooking and shadowing on surrounding properties that would be detrimental to their residential amenities and would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance on Householder Development.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Tonyrefail West

16/1186/10 Decision Date: 23/05/2017

Proposal: Proposed demolition of existing stables and erection of two storey dwelling.

Location: TY CEFFYL DDU, GLAMORGAN TERRACE, PENRHIW-FER, TONYPANDY, CF40 1SA

Reason: 1 The proposed development will generate additional vehicular turning movements to and from the public highway creating further hazards to the detriment of highway and pedestrian safety. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed shared access lacks adequate visibility for vehicles emerging from the site, which will create hazards to the detriment of highway safety. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Tonyrefail East

17/0352/10 Decision Date: 12/05/2017

Proposal: Two storey extension.

Location: 1 TYN-Y-WERN, TONYREFAIL, PORTH, CF39 8AW

Reason: 1 The proposed extension, by virtue of its scale, form, design and overall visual appearance, would form a discordant and incongruous feature within the street scene which would have a detrimental impact on the character and appearance of the existing dwelling and wider area and would therefore 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: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Town (Llantrisant)

16/1357/10 Decision Date: 15/05/2017

Proposal: Change of use from vacant factory unit (B2) to Gymnastics Training Centre (D2).

Location: UNIT 11A, EDWARDS BUSINESS PARK, LLANTRISANT INDUSTRIAL ESTATE, PONTYCLUN, CF72 8YU

Reason: 1 There is a lack of marketing evidence and an insufficient sequential test, as required by local and national policy respectively to justify the proposed change of use in this location and insufficient information has been submitted to clarify that the proposed use would not conflict with other uses on the site in terms of amenity, accessibility and safety. As such, the development would be contrary to Policies AW2, AW5, AW10 and AW11 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales (Ed.9) and TAN 4: Retail and Commercial Development (Nov 2016).

Reason: 2 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:

Piecemeal development of the site would jeopardise satisfactory provision of access, circulation and parking;
 The impact of development on the substandard cross roads and proposed right turn lane at the site access and at the A4119/Heol-y-Sarn roundabout has not been assessed to ensure safe access and adequate capacity to cater for vehicles travelling to and from the development site;
 Insufficient information and details have been provided with regard to the access, circulation and parking provision within the curtilage of the site including parking space for loading a commercial vehicle.

Reason: 3 There is a lack of information with regard to the impacts of the scheme on a documented bat roost. As such, the development would be contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

17/0054/10 Decision Date: 12/04/2017

Proposal: Change of Use to Indoor Artificial Pitches with ancillary rooms and car parking

Location: UNITS 11 & 11A AT VACANT SITE OF FORMER SOGEFI FILTRATION LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YU

Reason: 1 There is a lack of marketing evidence and an insufficient sequential test, as required by local and national policy respectively to justify the proposed change of use in this location and insufficient information has been submitted to clarify that the proposed use would not conflict with other uses on the site in terms of amenity, accessibility and safety. As such, the development would be contrary to Policies AW2, AW5, AW10 and AW11 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales (Ed. 9) and TAN 4:Retail and Commercial Development (Nov 2016).

Reason: 2 Piecemeal development of the site would jeopardise the satisfactory provision of access, circulation and parking. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 10/04/2017 and 09/06/2017

Report for Development Control Planning Committee

Town (Llantrisant)

Reason: 3 The impact of development traffic on the substandard cross roads and proposed right turn lane at the site access and at the A4119 / Heol Y Sarn roundabout has not been assessed to ensure safe access and adequate capacity to cater for vehicles travelling to and from the proposed development site. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information and details have been provided with regard to the access, circulation and parking provision within the curtilage of the site including parking space for loading a commercial vehicle. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 5 There is a lack of information with regard the impacts of this scheme on a documented bat roost. As such the development would be contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Talbot Green

17/0122/10

Decision Date: 13/04/2017

Proposal: Retain front boundary wall at reduced height from 1750mm to 1430mm and side boundary fencing (first panel only) at reduced height to 1430mm. Proposed automatic entrance gates to the front.

Location: WHITEHALL, 65 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

Reason: 1 By virtue of their siting, design, height, materials and relationship with the surrounding built environment, the proposed wall, fencing and gate are considered to form an unsympathetic and discordant feature in the street scene, which is detrimental to the character and appearance of the local area. The proposed development therefore conflicts with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance on Householder Development in respect of acceptable boundary treatments.

Brynna

16/0042/13

Decision Date: 23/05/2017

Proposal: Residential development at land off William Street, Brynna.

Location: LAND OFF WILLIAM STREET, BRYNNA, PONTYCLUN, CF72 9QJ

Reason: 1 Insufficient information has been submitted to fully assess the impact of the development on protected species (bats). As such the development would be contrary to policy AW 8 of the Rhondda Cynon Taf Local Development.

Reason: 2 The proposed development would overload the existing public sewerage system to the detriment of the health and safety of existing residents and the environment and no improvements are planned within Dwr Cymru Welsh Water's Capital Investment Programme. As such the development would be contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 24

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

22 JUNE 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