



PLANNING & DEVELOPMENT COMMITTEE

1 MARCH 2018

**INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

REPORT OF THE SERVICE DIRECTOR, PLANNING

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 05/02/2018 and 16/02/2018.

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 19/02/18)

APPLICATION NO: 17/0602
APPEAL REF: A/18/3195342
APPLICANT: Mr Michael Loveday
DEVELOPMENT: Small extension to front. (Amended Site Layout plan received 28/09/17)
LOCATION: 19 PANT Y DDERWEN, TALBOT GREEN, PONTYCLUN, CF72 8LY
APPEAL RECEIVED: 06/02/2018
APPEAL START DATE: [15/02/2018](#)

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 05/02/2018 and 16/02/2018

Report for Development Control Planning Committee

Rhigos

17/1364/10 Decision Date: 12/02/2018

Proposal: Single story extension to side.

Location: 2 HEOL-Y-BRYN, RHIGOS, HIRWAUN, ABERDARE, CF44 9DJ

Hirwaun

17/1239/10 Decision Date: 09/02/2018

Proposal: New 4 bedroom house with integral garage and vehicle access.(Revised plans, bringing house further forward in plot, and reducing ridge height by 0.9m, received 12/1/18)

Location: PLOT 1, LAND ADJACENT TO BRYNFFYNON, PENDERYN ROAD, HIRWAUN, CF44 9SF

Aberdare West/Llwydcoed

17/1370/09 Decision Date: 09/02/2018

Proposal: The existing use is that of a Retail Unit for the sale of both hot and cold food from the building. A Certificate of Lawfulness is required to continue its use for the sale of both hot and cold food.

Location: 46 CEMETERY ROAD, TRECYNON, ABERDARE

Aberdare East

17/1206/10 Decision Date: 09/02/2018

Proposal: Construction of a detached dwelling and garage (retrospective).

Location: LAND AT OAK STREET, ABERDARE, CF44 7HL

18/0016/15 Decision Date: 07/02/2018

Proposal: Variation of condition 1 of previously approved planning application 12/0250/10 (detached dwelling & garage) to extend the time period for a further five years.

Location: LAND ADJACENT TO 7 HIGHLAND PLACE, ABERDARE, CF44 7RA

Ynysybwl

17/1349/19 Decision Date: 07/02/2018

Proposal: TPO No. 20 - 1998 - Reduce branches on tree - A1 (overhanging boundary). Remove tree - T2 (oak). Reduce branches on tree - A2 (overhanging)

Location: DERWEN FAWR, PLEASANT VIEW, YNYSYBWL, PONTYPRIDD, CF37 3PF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 05/02/2018 and 16/02/2018
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Treherbert

17/1344/09 Decision Date: 13/02/2018
Proposal: Proposed single storey rear extension.
Location: 68 BROOK STREET, BLAENRHONDDA, TREORCHY, CF42 5SA

Treorchy

17/0929/13 Decision Date: 07/02/2018
Proposal: Erection of a dwelling house.
Location: LAND ADJACENT TO 4 PAINTER'S ROW, YNYSWEN, TREHERBERT, TREORCHY, CF42 5AU

17/1361/10 Decision Date: 09/02/2018
Proposal: Proposed demolition of existing two storey extension & construction of a three storey full width extension & also construction of a detached garage.
Location: 1 KENRY STREET, YNYSWEN, TREORCHY, CF42 6DR

Pentre

17/1320/10 Decision Date: 07/02/2018
Proposal: Proposed ground floor extension.
Location: PENTRE COTTAGE, PENTRE ROAD, PENTRE, CF41 7DJ

17/1367/10 Decision Date: 09/02/2018
Proposal: Proposed extension to rear of terraced property.
Location: 25 QUEEN STREET, TON PENTRE, PENTRE, CF41 7HE

Porth

17/1346/10 Decision Date: 07/02/2018
Proposal: Proposed single storey and first floor extension to rear.
Location: 7 WEST TAFF STREET, PORTH, CF39 9PB

Tylorstown

17/1356/10 Decision Date: 16/02/2018
Proposal: Detached garage/workshop to rear garden domestic use.
Location: TY NANT, PENRHYS AVENUE, TYLORSTOWN, FERNDAL, CF43 3AY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 05/02/2018 and 16/02/2018

Report for Development Control Planning Committee

Ferndale

17/1383/10

Decision Date: 09/02/2018

Proposal:

Proposed Change of Use from B1 Light Industrial to A3 Cafe.

Location:

UNIT 7, OAKLANDS BUSINESS PARK, FERNDALE, CF43 4UG

Maerdy

17/1341/10

Decision Date: 08/02/2018

Proposal:

Proposed battery of 4 garages.

Location:

LAND TO REAR OF 61-62 OXFORD STREET, MAERDY, FERNDALE, CF43 4BL

Glyncoch

17/1362/19

Decision Date: 09/02/2018

Proposal:

Proposed felling, limb removal and crown lifting to prevent the risk of hazardous trees causing harm to roads, haul roads, work places and homes.

Location:

CRAIG YR HESG QUARRY, BERW ROAD, PONTYPRIDD, CF37 3BG

Tonteg

17/1140/01

Decision Date: 12/02/2018

Proposal:

Proposed signage to be secured on metal fencing around the perimeter of the Tennis Courts.

Location:

TENNIS COURTS, TONTEG PARK, MAIN ROAD, CHURCH VILLAGE

Tonyrefail West

17/1268/10

Decision Date: 05/02/2018

Proposal:

Proposed extended hardstand and steps to front garden plus extended patio and decking in rear garden.

Location:

2 MYNYDD Y SEREN, THOMASTOWN, TONYREFAIL, PORTH, CF39 8ET

17/1350/01

Decision Date: 07/02/2018

Proposal:

1 x fascia only logo illuminated, 1 x internally illuminated logo, 1 x internally illuminated suspended logo, 12 x non-illuminated wall mounted aluminium panel, 1 x internally illuminated totem, 1 x digitally printed vinyl.

Location:

THE CO OPERATIVE FOOD, PENRHIWFER ROAD, TONYREFAIL, PORTH, CF39 8EY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 05/02/2018 and 16/02/2018
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Beddau

17/1379/10 Decision Date: 09/02/2018
Proposal: Demolition of outbuilding, construction of two storey extension to side incorporating a garage.
Location: 30 BYRON AVENUE, BEDDAU, PONTYPRIDD, CF38 2TW

18/0013/10 Decision Date: 07/02/2018
Proposal: Proposed Ground Floor, Front and Rear Extensions.
Location: 41 LLWYNCRWN ROAD, BEDDAU, PONTYPRIDD, CF38 2BE

Talbot Green

17/1307/09 Decision Date: 07/02/2018
Proposal: Proposed single storey rear extension and garage conversion.
Location: 14 DANYGRAIG CRESCENT, TALBOT GREEN, PONTYCLUN, CF72 8AR

Llanharry

17/1340/10 Decision Date: 07/02/2018
Proposal: Replace existing conservatory with 2 storey side extension.
Location: TYDRAW HOUSE, BRYNSADLER, PONTYCLUN, CF72 9BS

Total Number of Delegated decisions is 23

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 05/02/2018 and 16/02/2018

Report for Development Control Planning Committee

Hawthorn

17/1319/10

Decision Date: 15/02/2018

Proposal: Ground Floor - Extend the ground floor to continue use of an office. 1st Floor - Conversion of 1st floor to a residential flat. Garden - demolition of current out building, re build a new garage/store to end of garden.

Location: ICU SOUTH WALES BRANCH EXECUTIVE CLUB, 5 LIONEL TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5HR

Reason: 1 The two-storey extension, as a result of its siting, scale and height, would have an unacceptable detrimental impact upon the visual amenity and levels of residential amenity and privacy currently enjoyed by the occupiers of the immediate neighbouring properties arising from overbearing, overshadowing and overlooking. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 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 submitted information is insufficient to undertake an accurate assessment of the developments existing and proposed parking requirement.

The proposed development will result in the creation of increased on-street parking demand to the detriment of highway safety and the free flow of traffic.

Total Number of Delegated decisions is 1