

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE  
6 FEBRUARY 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No.10</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 06/01/2014 and 24/01/2014.

No Planning and Enforcement Appeals Decisions Received for this Committee.

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.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 06/01/2014 and 24/01/2014**  
**Report for Development Control Planning Committee**

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**Rhigos**

**13/1217/10** Decision Date: 24/01/2014

**Proposal:** Installation of roof mounted solar panels

**Location:** HIRWAUN WATER TREATMENT WORKS, NINTH AVENUE, HIRWAUN, CF44 9YN

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**Hirwaun**

**13/1213/10** Decision Date: 14/01/2014

**Proposal:** Detached dwelling.

**Location:** GARDEN OF 15 RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS

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**Aberdare West/Llwydcoed**

**13/1212/10** Decision Date: 13/01/2014

**Proposal:** Single storey extension.

**Location:** CRUD YR AWEL, OFF CEMETERY ROAD, TRECYNON, ABERDARE, CF44 8HL

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**13/1244/10** Decision Date: 15/01/2014

**Proposal:** Two storey extensions to side and rear.

**Location:** 24 PHILLIP STREET, ROBERTSTOWN, ABERDARE, CF44 8ET

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**Aberdare East**

**13/1018/12** Decision Date: 09/01/2014

**Proposal:** Alterations to access arrangements and change of use of ground floor from offices A1 to coffee shop A3 (Listed Building Consent)

**Location:** OLD TOWN HALL, HIGH STREET, ABERDARE, CF44 7AA

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**13/1019/10** Decision Date: 09/01/2014

**Proposal:** Alterations to access arrangements and change use of ground floor offices A1 to coffee shop A3

**Location:** OLD TOWN HALL, HIGH STREET, ABERDARE, CF44 7AA

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**Mountain Ash East**

**13/1062/10** Decision Date: 15/01/2014

**Proposal:** Bedroom above existing kitchen.

**Location:** GWAELOD- Y- GRAIG, UPPER FOREST LEVEL, NEWTOWN, MOUNTAIN ASH, CF45 4HR

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**13/1073/10** Decision Date: 15/01/2014

**Proposal:** Refurbishment and extensions.

**Location:** GAYHILL, HEOL PENRHIW, CEFNPENNAR, MOUNTAIN ASH, CF45 4DS

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**13/1248/19** Decision Date: 08/01/2014

**Proposal:** Application for tree works to an Oak Tree subject to a preservation order (TPO) - crown reduction of 30% and removal of lower branches to 4m from ground level.

**Location:** LAND REAR OF 13 BRON-Y-DERI, TRAWSCOED, MOUNTAIN ASH, CF45 4LL

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**Mountain Ash West**

**13/0979/10** Decision Date: 15/01/2014

**Proposal:** 2 storey extension for bathroom/bedroom/kitchen

**Location:** 11 VICTOR STREET, MOUNTAIN ASH, CF45 3LG

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**13/1197/10** Decision Date: 13/01/2014

**Proposal:** Demolish outbuildings, rebuild to house shower room.

**Location:** 247 FERNHILL, MOUNTAIN ASH, CF45 3EL

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**Aberaman North**

**13/1271/10** Decision Date: 22/01/2014

**Proposal:** Erection of ground floor garage with first floor play room above with new drainage.(Re-submission of 13/0934)

**Location:** GERNANT, BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW

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**Treherbert**

**13/1243/10** Decision Date: 10/01/2014

**Proposal:** Kitchen first floor extension and shower room conversion.(Amended Ownership Certificate received 17/12/13)

**Location:** 11 HOPKIN STREET, TREHERBERT, TREORCHY, CF42 5HL

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**Pentre**

**13/1288/23** Decision Date: 14/01/2014

**Proposal:** Road to access all areas of the woodland for forest operations (application for prior notification of agriculture or forestry development).

**Location:** PENTRE WOODLAND, PENTRE.

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**Cwm Clydach**

**13/1211/10** Decision Date: 07/01/2014

**Proposal:** To retain previously demolished and re-constructed single storey garage.

**Location:** LAND ADJACENT TO THE PLAYGROUND, HOWARD STREET, CLYDACH VALE. CF40 2BT

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**Tonypandy**

**13/1289/23** Decision Date: 14/01/2014

**Proposal:** Proposed access road to all areas of the woodland for forest operations (application for prior notification for agriculture or forestry development).

**Location:** GELLIFAELOG/TONYPANDY, WOODLAND, CLYDACH VALE, TONYPANDY.

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**Trealaw**

**12/1310/15** Decision Date: 10/01/2014

**Proposal:** Application for variation of condition 1 of planning permission 08/1008 - to extend date of commencement of work on site (erection of a dwelling with details of layout, scale and access to be considered)(Amended

**Location:** LAND BETWEEN 'AERON AND RHIWLAS', BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UH.

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**Porth**

**12/0843/10** Decision Date: 10/01/2014

**Proposal:** Change of use of decommissioned electricity sub station to storage area for vehicles and plant ( civil engineering contractor )

**Location:** OLD LLWYNCELYN SUBSTATION, BRITANNIA, PORTH, CF39 9LT

**13/1108/15** Decision Date: 14/01/2014

**Proposal:** Variation of condition 1 of planning approval 07/2134/10 to extend opening times from 8.00am Monday to Sunday.

**Location:** ARNIES STEAKHOUSE, 66B & 66C HANNAH STREET, PORTH, CF39 9PY

**13/1170/10** Decision Date: 24/01/2014

**Proposal:** Change of use of first floor to residential with ground floor exterior alterations to provide first floor access

**Location:** 7 STATION STREET, PORTH, CF39 9NR

**Tylorstown**

**13/1270/10** Decision Date: 17/01/2014

**Proposal:** Steel storage container.

**Location:** FLYING START CENTRE PENRHYS, GROUNDS OF PENRHYS PRIMARY SCHOOL, FERNDAL, CF43 3PL

**Town (Pontypridd)**

**13/1230/10** Decision Date: 22/01/2014

**Proposal:** Two storey side extension, single storey porch extension and creation of flat roof dormer at rear

**Location:** 5 LANWOOD ROAD, GRAIGWEN, PONTYPRIDD, CF37 2EP

**13/1316/18** Decision Date: 17/01/2014

**Proposal:** Application for works to trees subject to a preservation order (TPO no.1 1975) 30% crown reduction on Mature Copper Beech.

**Location:** 1 TYFICA ROAD, PONTYPRIDD, CF37 2DA

**Graig**

**13/1179/10** Decision Date: 15/01/2014

**Proposal:** Retrospective change of use to educational centre (D1 Non-residential institution)

**Location:** 2 COURTHOUSE STREET, PONTYPRIDD, CF37 1JW

**Hawthorn**

**13/1249/10** Decision Date: 23/01/2014

**Proposal:** Alteration of approved dwelling to include conservatory extension.

**Location:** PLOT 38, MILFORD PARK, RHYDYFELIN, CF375PQ

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**Ffynon Taf**

**13/1150/10** Decision Date: 14/01/2014

**Proposal:** The retention of a free standing automated teller machine and bollards.

**Location:** TOTAL FILLING STATION, CAERPHILLY ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7UN

**13/1201/10** Decision Date: 24/01/2014

**Proposal:** Erection of porch to front of property

**Location:** 40 RHYD-YR-HELYG, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SX

**Llantwit Fardre**

**02/1588/10** Decision Date: 23/01/2014

**Proposal:** Retrospective application, to extend existing temporary landfill site and

**Location:** LAND RESTORATION SITE, CREIGIAU ROAD, LLANTWIT FARDRE, PONTYPRIDD

**13/1156/10** Decision Date: 15/01/2014

**Proposal:** Single storey rear extension, garage conversion and detached garage.

**Location:** 13 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

**13/1237/10** Decision Date: 15/01/2014

**Proposal:** Widen property, convert garage into bedroom/shower room and w.c. to rear.

**Location:** 36 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

**13/1266/10** Decision Date: 22/01/2014

**Proposal:** Ground floor extension to kitchen and utility room.

**Location:** PLEASANT VIEW, YSTRADBARWIG TERRACE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HS

**Church Village**

**13/1013/10** Decision Date: 13/01/2014

**Proposal:** Garage conversion to provide additional living space & enlargement of driveway (retrospective)

**Location:** 6 TY'R PERSON, CHURCH VILLAGE, PONTYPRIDD, CF38 1UP

**13/1265/10** Decision Date: 24/01/2014

**Proposal:** Ground floor extensions to form a dining room/kitchen and form a utility room, porch and ground floor toilet.

**Location:** 36 SWN-Y-NANT, CHURCH VILLAGE, PONTYPRIDD, CF38 1UE

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**Tonteg**

**13/1186/10** Decision Date: 16/01/2014

**Proposal:** Erection of a 2.4m high weldmesh fencing around the perimeter of Unit UB2.

**Location:** BRITISH BROADCASTING CORPORATION, UNIT UB2, 1-2 TONTEG ROAD, TREFOREST INDUSTRIAL CENTRE, PONTYPRIDD, CF37 5UA

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**Tonyrefail West**

**13/1264/10** Decision Date: 09/01/2014

**Proposal:** Erection of a porch at the front of the property (amended plan received 6th January 2014).

**Location:** 105 EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NP

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**Tonyrefail East**

**13/1095/10** Decision Date: 08/01/2014

**Proposal:** Lay new 3G carpet football pitch on top of existing tarmacadam and replace existing fences with new.

**Location:** ELY VALLEY MINERS WELFARE PAVILION, MILL STREET, TONYREFAIL, PORTH, CF39 8AE

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**13/1208/10** Decision Date: 20/01/2014

**Proposal:** To erect a single storey garage and associated works (Access plan received 18/12/13)

**Location:** 29 GWERN HEULOG, TONYREFAIL, PORTH, CF39 8BJ

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**Beddau**

**13/1323/10** Decision Date: 16/01/2014

**Proposal:** Extension to rear and side together with new first floor. (Re-submission of 13/0964)

**Location:** TY GWYN, GWAUNMISKIN ROAD, BEDDAU, PONTYPRIDD, CF38 2AY

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**Ty'n y Nant**

**13/1209/10** Decision Date: 23/01/2014

**Proposal:** Ground floor and first floor extension to existing property.

**Location:** 3 CARSHALTON ROAD, BEDDAU, PONTYPRIDD, CF38 2LH

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**Town (Llantrisant)**

**13/1184/10** Decision Date: 14/01/2014

**Proposal:** Retention of regrading works undertaken to level previous parking area

**Location:** THE OLD LAMB AND FLAG, HEOL DDU, LLANTRISANT, PONTYCLUN, CF72 8LP

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**13/1202/10** Decision Date: 10/01/2014

**Proposal:** Change of use of part of the ground floor of a residential property to a commercial use - florist and gift shop.

**Location:** 58-60 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BR

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**Talbot Green**

**13/1180/10** Decision Date: 06/01/2014

**Proposal:** Installation of two refrigerated storage containers from 1st November to 31st January annually

**Location:** 7 NEWPARK SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN

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**Pontyclun**

**13/0996/10** Decision Date: 09/01/2014

**Proposal:** Ground floor rear extension to main property

**Location:** 5 ROWAN TREE LANE, MISKIN, PONTYCLUN, CF72 8SF

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**13/1079/10** Decision Date: 09/01/2014

**Proposal:** Single storey rear extension.

**Location:** 4 TALYGARN DRIVE, BRYNSADLER, PONTYCLUN, CF72 9BY

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**13/1302/10** Decision Date: 09/01/2014

**Proposal:** Rear single storey extension

**Location:** 38 DELFRYN, MISKIN, PONTYCLUN, CF72 8SS

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**Llanharan**

**12/0285/18** Decision Date: 23/01/2014

**Proposal:** All trees to front of property in the front garden ash and sycamore to be maintained "topped and sided".

**Location:** MILL HOUSE, MILL LANE, LLANHARAN, PONTYCLUN, CF72 9PB

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**Brynna**

**13/1295/10** Decision Date: 09/01/2014

**Proposal:** Single storey rear extension.

**Location:** SPRINGFIELD, GELLIFEDI ROAD, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9QG

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Total Number of Delegated decisions is 47

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**Ystrad**

**13/0849/10**                      Decision Date: 10/01/2014

**Proposal:** Small detached single storey garage.

**Location:** REAR OF LLOYD STREET, GELLI, PENTRE. CF41 7NQ

**Reason: 1** The proposed garage, by virtue of its siting and orientation, would result in un-controlled vehicular reversing movements onto the adopted rear lane with restricted visibility, which would have a detrimental impact upon the safety of all highway users. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Penygraig**

**13/1263/10**                      Decision Date: 10/01/2014

**Proposal:** Single storey extension to existing stores to form a garage (resubmission).

**Location:** STORE, BANK STREET, PENYGRAIG, TONYPANDY, CF40 1PH

**Reason: 1** The access lanes leading to the site lacks adequate width of carriageway, junction radii, visibility at the junctions and segregated footway to serve the proposed vehicular and pedestrian traffic and would therefore create hazards to the detriment of safety of all highway users contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Trallwn**

**13/1224/10**                      Decision Date: 16/01/2014

**Proposal:** Construction of 1 No. detached house and garage, realignment of existing driveway within current boundaries.

**Location:** PWLL ARIAN, HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL

**Reason: 1** The proposed development would be contrary to Policies AW1, AW 2 and SSA 13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that it would represent unjustified sporadic development in an unsustainable location, outside of the established settlement boundaries.

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**Graig**

**13/1105/10** Decision Date: 08/01/2014

**Proposal:** Vehicle entrance and off road parking.

**Location:** LAND TO THE REAR OF 2 TOPHILL COTTAGES, BLACK ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PP

**Reason: 1** The proposed development, resulting from the formation of the access and associated engineering operations, would constitute a form of development that would be detrimental to the character and appearance of the area. As such the proposed development conflicts with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 2** In the absence of an appropriate hedgerow survey, insufficient information has been submitted to assess the potential ecological impacts resulting from the proposed works. As such, the proposal conflicts with policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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**Tonyrefail West**

**13/1169/10** Decision Date: 08/01/2014

**Proposal:** Two storey rear extension on Bryn Ysgol & Ty Mizpah.

**Location:** BRYN YSGOL & TY MIZPAH, PENRHIWFER ROAD, PENRHIWFER, TONYPANDY, CF40 1SJ

**Reason: 1** The proposed extension, by virtue of its scale and mass, would fail to respect the character and appearance of the existing property and would form an unsympathetic, overly dominant and discordant feature that would be detrimental to the visual amenity of the area and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 5

**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 FEBRUARY 2014**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**INFORMATION FOR MEMBERS,  
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UNDER DELEGATED POWERS**

**OFFICER TO CONTACT**

**Mr. J. Bailey  
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**See Relevant Application File**