

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE  
3 APRIL 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No.7</b>
<b>INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b>	

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 06/03/2014 and 21/03/2014.

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.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 06/03/2014 and 21/03/2014****Report for Development Control Planning Committee**

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**14/0227/10** Decision Date: 19/03/2014**Proposal:** Installation of Toshiba air conditioning plant to services area on roof.**Location:** BOOTS LTD, 82-84 TAFF STREET, PONTYPRIDD, CF37 4SU

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**14/0274/10** Decision Date: 11/03/2014**Proposal:** Erection of a rear dormer extension over existing garage roof, timber frame with sloping concrete tiled roof with replacement windows to rear .**Location:** 31 PENYWAUN, EFAIL ISAF, LLANTWIT FARDRE, PONTYPRIDD, CF38 1AY

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**14/0276/10** Decision Date: 07/03/2014**Proposal:** Single storey rear extension.**Location:** 20 CLOS DYFODWG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TP

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**14/0294/10** Decision Date: 14/03/2014**Proposal:** To demolish a redundant garage and construct an additional room and shower room.**Location:** THE SHEILING, WAYNE STREET, GADLYS, ABERDARE, CF44 8DT

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**Aberdare West/Llwydcoed**

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**14/0100/09** Decision Date: 18/03/2014**Proposal:** Single storey rear extension and garage conversion.**Location:** 9 LON-Y-BRYNNAU, CWMDARE, ABERDARE, CF44 8PU

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**Aberdare East**

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**14/0059/10** Decision Date: 18/03/2014**Proposal:** Construction of conservatory, refurbishment of utility room and increased height of party wall. (Amended Certificate of Ownership received 11/02/14)**Location:** 2 COLLEGE STREET, ABERNANT, ABERDARE, CF44 0RN

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**Mountain Ash East**

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**13/1102/09** Decision Date: 17/03/2014**Proposal:** Certificate of Lawfulness for an existing use re: kitchen garden land.**Location:** LAND TO THE EAST OF CEFN PENNAR HOUSE, CEFNPENNAR ROAD, CEFNPENNAR, MOUNTAIN ASH, CF45 4ED

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**Abercynon**

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**14/0146/10** Decision Date: 20/03/2014**Proposal:** Build above existing single storey kitchen for bedroom and shower room.**Location:** 33 GROVERS FIELD, ABERCYNON, MOUNTAIN ASH, CF45 4PP

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 06/03/2014 and 21/03/2014**

**Report for Development Control Planning Committee**

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**Aberaman South**

**14/0158/10**

Decision Date: 18/03/2014

**Proposal:** New garage to rear of property to include new fence and gate.

**Location:** 38 BRYNMAIR ROAD, CWMAMAN, ABERDARE, CF44 6LR

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 06/03/2014 and 21/03/2014****Report for Development Control Planning Committee****Treherbert****13/1347/10** Decision Date: 12/03/2014**Proposal:** Demolition of a prefabricated garage and construction of a new garage in permanent materials.**Location:** SITE REAR OF NO 95 GWENDOLINE STREET, TREHERBERT.**Treorchy****14/0219/10** Decision Date: 20/03/2014**Proposal:** First floor extension and internal alterations.**Location:** 139 HIGH STREET, TREORCHY, CF42 6PA**Pentre****14/0156/30** Decision Date: 12/03/2014**Proposal:** Prior notification of forestry development - new road.**Location:** PENTRE FOREST EXTENDING BETWEEN MAERDY AND PENTRE.**Ystrad****13/1327/10** Decision Date: 06/03/2014**Proposal:** Change of use from storage unit (B Grade) to a personal training unit (D2 Grade).**Location:** UNIT 41 GELLI INDUSTRIAL ESTATE, GELLI, PENTRE, CF41 7UW**14/0002/10** Decision Date: 11/03/2014**Proposal:** Two storey and single storey rear extensions and decking to rear with side screen (Amended Plans Received 10th February 2014)**Location:** 144 TYNTYLA ROAD, LLWYNYPIA, TONYPANDY, CF40 2SX**Tonypandy****14/0035/10** Decision Date: 10/03/2014**Proposal:** Change of use from A1 to A3.**Location:** UNIT 8 AND 9, DUNRAVEN STREET, TONYPANDY, CF40 1AN**14/0162/30** Decision Date: 12/03/2014**Proposal:** New access road ( application for prior notification of agricultural or forestry development).**Location:** MYNYDD TON FOREST, NEW FOREST ROAD, GELLIFAELOG, TONYPANDY.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Cymmer**

**14/0114/10** Decision Date: 11/03/2014

**Proposal:** Rear two storey extension.

**Location:** 7 BLOSSE TERRACE, GLYNFACH, PORTH, CF39 9LH

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**Tylorstown**

**14/0190/10** Decision Date: 21/03/2014

**Proposal:** 4 bedroom detached dwelling.

**Location:** PLOT ADJACENT TO BRYNTEG COTTAGES, BRYNHEULOG TERRACE, TYLORSTOWN, FERNDALE, CF43 3DN.

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**Maerdy**

**14/0138/10** Decision Date: 20/03/2014

**Proposal:** Construction of a storage shed on plot 17.

**Location:** MARSHFIELD ALLOTMENTS OFF BROOKFIELD ROAD, MAERDY.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 06/03/2014 and 21/03/2014****Report for Development Control Planning Committee****Cilfynydd****14/0096/10** Decision Date: 11/03/2014**Proposal:** Change of integral garage into habitable room.**Location:** LAURANTINE, 10 FFORDD CATRAETH, CILFYNYDD, PONTYPRIDD, CF37 4JD**Town (Pontypridd)****14/0012/10** Decision Date: 10/03/2014**Proposal:** Installation of 2 new shopfronts each with bi-parting entrance doors to replace the existing shopfronts/entrance doors to front elevation.**Location:** ICELAND, 50-53 TAFF STREET, PONTYPRIDD, CF37 4TD**Treforest****14/0057/31** Decision Date: 14/03/2014**Proposal:** Upgrade works to existing telecommunications base station.**Location:** CARDIFF ROAD SF, ADJ TO A470, TREForest, CF37 1DD**14/0120/08** Decision Date: 21/03/2014**Proposal:** Form an integral ramp, base and external glazed lift.**Location:** PARC LEWIS PRIMARY SCHOOL, BROADWAY, TREForest, PONTYPRIDD, CF37 1BE**Hawthorn****14/0093/10** Decision Date: 10/03/2014**Proposal:** Temporary siting of mobile marketing suite and associated car park (Retrospective).**Location:** RHYDYFELIN FOOTBALL CLUB FIELDS, FAIRFIELD LANE, HAWTHORN, PONTYPRIDD.**14/0101/01** Decision Date: 10/03/2014**Proposal:** 2 x freestanding signs and 6 x flag signs (Amended Plan Received 20.02.14) (Retrospective)**Location:** RHYDYFELIN FOOTBALL CLUB SPORTS FIELD, HAWTHORN, PONTYPRIDD.**Tonteg****14/0109/10** Decision Date: 20/03/2014**Proposal:** Demolition of existing front porch and construction of new front porch.**Location:** HOLLY COTTAGE, MAIN ROAD, TONTEG, PONTYPRIDD, CF38 1LS**14/0144/09** Decision Date: 19/03/2014**Proposal:** Rear kitchen extension.**Location:** 57 FFORDD GERDINAN, TONTEG, PONTYPRIDD, CF38 1ES

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 06/03/2014 and 21/03/2014**

**Report for Development Control Planning Committee**

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**Tonyrefail West**

**13/0706/10** Decision Date: 10/03/2014

**Proposal:** To provide a seating area for food and drink to be consumed on the premises.

**Location:** BAGUETTE-U-LIKE, UNIT 1, SITE OF TOWN & COUNTRY FENCING, GILFACH ROAD, TONYREAL, PORTH, CF39 8HL

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**Town (Llantrisant)**

**14/0058/10** Decision Date: 11/03/2014

**Proposal:** First floor extension.

**Location:** 31 CLOS CEFN GLAS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS

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**14/0103/10** Decision Date: 21/03/2014

**Proposal:** Erection of a security fencing

**Location:** UNIT 9 LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

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**Talbot Green**

**14/0036/10** Decision Date: 11/03/2014

**Proposal:** Extension to conservatory at front of property and first floor extension to side

**Location:** 23 WOODFIELD ROAD, TALBOT GREEN, PONTYCLUN, CF72 8JF

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**Pontyclun**

**14/0108/10** Decision Date: 11/03/2014

**Proposal:** Erection of two storey rear extension to existing house and detached garage

**Location:** 20 LEWIS STREET, PONTYCLUN, CF72 9AD

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**Llanharry**

**13/0961/09** Decision Date: 12/03/2014

**Proposal:** Lawful Development Certificate for existing use as dwelling house including parking of commercial vehicle (Amended details and description received 29/01/2014)

**Location:** 19 HEOL YSGAWEN, LLANHARRY, PONTYCLUN, CF72 9GD

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**Development Control : Delegated Decisions (Permissions) between: 06/03/2014 and 21/03/2014**

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**Llanharan**

**14/0014/19** Decision Date: 06/03/2014

**Proposal:** Tree works subject to a TPO and in a Conservation area, some pruning ,coppicing and felling.

**Location:** GROVE COTTAGE, MILL LANE, LLANHARAN, PONTYCLUN, CF72 9PB

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**14/0166/10** Decision Date: 11/03/2014

**Proposal:** Demolish existing lean to kitchen and utility room and replace with ground floor extension.

**Location:** 4 TREDEGAR CLOSE, LLANHARAN, PONTYCLUN, CF72 9QU

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Total Number of Delegated decisions is 35

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 06/03/2014 and 21/03/2014**

**Report for Development Control Planning Committee**

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**Rhigos**

**13/1231/10** Decision Date: 20/03/2014

**Proposal:** Change of use of offices to Mental Health Unit including a three metre high security fence around the rear private area.

**Location:** CROWNFORD HOUSE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE.

**Reason: 1** The application has not fully justified a change of use of the premise. As such the application is contrary to Policy AW11 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The application has failed to demonstrate how a proposed residential use within an industrial area would not be detrimental to the amenity of the residents. As such the application is contrary to Policy AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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**14/0077/10** Decision Date: 18/03/2014

**Proposal:** Detached dwelling house.

**Location:** LAND OFF A4059, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9RU.

**Reason: 1** The proposed development would be contrary to Policies AW1, AW 2 and NSA12 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.

**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 reason:

The proposal would intensify the use of a substandard lane that lacks adequate vision splays, turning area, carriageway width, passing bays and structural integrity, to the detriment of safety of all highway users and the free flow of traffic on A4059.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 06/03/2014 and 21/03/2014**

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**Mountain Ash West**

**14/0034/10** Decision Date: 17/03/2014

**Proposal:** Build above existing garage for a self contained flat.

**Location:** BRYN CERDIN, HIGH STREET, MOUNTAIN ASH, CF45 3PB

**Reason: 1** The proposed development is considered to have an unacceptable impact upon highway safety contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

In the absence of adequate off-street car parking facilities, the proposed development would generate additional on-street parking in an area where there is already considerable demand causing hazards to the detriment of safety to all highway users and free flow of traffic.

The proposed development will generate additional vehicular reversing movements along High Street, creating further traffic hazards to the detriment of highway safety and free flow of traffic.

**Reason: 2** The proposed development, as a result of its siting, scale, and resulting mass would have an unacceptable detrimental impact upon the residential amenity and privacy standards of the immediate neighbouring property Ashgrove 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.

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Total Number of Delegated decisions is 3

**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**

**3 APRIL 2014**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

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

**OFFICER TO CONTACT**

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