

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
3 JULY 2014**

**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 09/06/2014 and 20/06/2014.

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: 09/06/2014 and 20/06/2014
Report for Development Control Planning Committee

Aberdare West/Llwydcoed

13/0102/10 Decision Date: 17/06/2014
Proposal: Re-instatement of watercourse, extension to residential curtilage, associated land re-profiling works and boundary enclosures. (Amended plans received 14/04/14)
Location: 14 BRYN DERWEN, CWMDARE, ABERDARE, CF44 8SE

14/0544/10 Decision Date: 20/06/2014
Proposal: Two storey side extension.
Location: 21 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8TW

14/0568/10 Decision Date: 09/06/2014
Proposal: 2 storey side extension.
Location: 13 FERN CRESCENT, CWMDARE, ABERDARE, CF44 8YA

Aberdare East

13/0364/15 Decision Date: 12/06/2014
Proposal: Variation of condition 1 of planning permission 07/1106/13 to extend the permission for a further 5 years - residential development (outline).
Location: FORMER LITTLE THEATRE, DEPOT ROAD, GADLYS, ABERDARE. CF44 8DL

14/0629/10 Decision Date: 18/06/2014
Proposal: Single storey front extension, first floor extension with external viewing area and balustrade (new cricket pavilion), palisade fencing and roller shutters to windows.
Location: EXTERNAL CHANGING ROOMS, YNYS FIELDS, ABERDARE

Cwmbach

14/0243/10 Decision Date: 09/06/2014
Proposal: Rooftop refrigeration Units.
Location: ASDA STORES LTD, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

14/0543/10 Decision Date: 20/06/2014
Proposal: New detached dwelling house with integral garage.
Location: LAND ADJACENT TO PLOT 9, YNYSYCNON PARK, CWMBACH, ABERDARE, CF44 0JJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/06/2014 and 20/06/2014

Report for Development Control Planning Committee

Aberaman North

14/0480/10

Decision Date: 17/06/2014

Proposal: Ground floor adjoining garage extension to existing property.

Location: FANHEULOG, LORD STREET, ABERAMAN, ABERDARE, CF44 6UH

70/0002/10

Decision Date: 20/06/2014

Proposal: TEST - Description of proposal

Location:

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 09/06/2014 and 20/06/2014****Report for Development Control Planning Committee****Treherbert****13/1196/10** Decision Date: 11/06/2014**Proposal:** Change of use from office (B1) to ground floor tattoo parlour and first floor laser removal studio (Sui-Generis)**Location:** 178 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE**14/0387/10** Decision Date: 10/06/2014**Proposal:** Detached rear garage with wood burning stove and associated flue**Location:** 28 SCOTT STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5NB**14/0461/10** Decision Date: 17/06/2014**Proposal:** Rear extension to first floor over kitchen. Convert dairy shed.**Location:** 139 BROOK STREET, BLAENRHONDDA, TREORCHY, CF42 5SF**Treorchy****14/0478/08** Decision Date: 20/06/2014**Proposal:** To provide a demountable classroom building, with two classrooms, two store rooms and a lobby area.**Location:** TREORCHY COMPREHENSIVE SCHOOL, STATION ROAD, TREORCHY, CF42 6UL**14/0646/09** Decision Date: 20/06/2014**Proposal:** Garage conversion with alterations.**Location:** 18 WOODLAND VALE, TREORCHY, CF42 6TT**Pentre****14/0577/10** Decision Date: 19/06/2014**Proposal:** Conservatory to side of house and single storey W.C extension to rear.**Location:** 19 ST STEPHENS AVENUE, PENTRE, CF41 7DF**Llwynypia****14/0551/10** Decision Date: 13/06/2014**Proposal:** Erection of a 'Pick and Collect' canopy within the stores customer car park.**Location:** ASDA SUPERSTORE, LLWYNYPIA ROAD, LLWYNYPIA, TONYPANDY, CF40 2JQ**14/0552/01** Decision Date: 20/06/2014**Proposal:** Vinyl wrapped aluminium panels to 'Pick & Collect' canopy and associated advertisements and directional sign to canopy**Location:** ASDA SUPERSTORE, LLWYNYPIA ROAD, LLWYNYPIA, TONYPANDY, CF40 2JQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 09/06/2014 and 20/06/2014****Report for Development Control Planning Committee**

Penygraig

14/0369/10 Decision Date: 11/06/2014**Proposal:** Construction of a snack bar and ticket office on the site of the electricity sub-station.**Location:** PENYGRAIG RUGBY FIELD, TYLACELYN ROAD, PENYGRAIG, TONYPANDY CF40 1JR.**14/0632/10** Decision Date: 17/06/2014**Proposal:** Proposed ground floor bedroom and shower room extension**Location:** 35 HENDRE GWILYM, PENYGRAIG, TONYPANDY, CF40 1HE**Porth**

14/0406/10 Decision Date: 09/06/2014**Proposal:** Change of use of first floor to residential with ground floor alterations to provide first floor access**Location:** 6 STATION STREET, PORTH, CF39 9NR**14/0516/10** Decision Date: 20/06/2014**Proposal:** Boundary wall and entrance gates (retrospective)**Location:** 1 WILLIAMS PLACE, PORTH, CF39 9RY**Tylorstown**

14/0212/10 Decision Date: 09/06/2014**Proposal:** Bathroom extension.**Location:** 20 BRONDEG STREET, TYLORSTOWN, FERNDAL, CF43 3AS**14/0493/10** Decision Date: 13/06/2014**Proposal:** Change of use from commercial/residential unit to 2 self contained flats (Amended OS Location Plan Received 08/05/2014)**Location:** 15 EAST ROAD, TYLORSTOWN, FERNDAL, CF43 3HR**14/0496/10** Decision Date: 19/06/2014**Proposal:** Erection of a 1st floor rear extension to convert single storey to two storey.**Location:** 10 HENDREFADOG STREET, TYLORSTOWN, FERNDAL, CF43 3DG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 09/06/2014 and 20/06/2014
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Ferndale

14/0512/10 Decision Date: 19/06/2014
Proposal: Domestic garage.
Location: 33 BRYNHYFRYD TERRACE, FERNDALE, CF43 4LD

14/0658/10 Decision Date: 17/06/2014
Proposal: Rear two storey extension.
Location: 2 NEW STREET, FERNDALE, CF43 4SN

Maerdy

14/0435/10 Decision Date: 11/06/2014
Proposal: Move main entrance of Pharmacy, replace existing entrance with window and single storey extension to rear.
Location: SHEPPARDS PHARMACY, PARK VIEW, NORTH TERRACE, MAERDY, FERNDALE, CF43 4DD

14/0469/10 Decision Date: 17/06/2014
Proposal: Log cabin in back garden
Location: 35 - 36 THE PARADE, FERNDALE, CF43 4SU

Town (Pontypridd)

14/0530/10 Decision Date: 17/06/2014
Proposal: Amendment to planning approval 11/0547/10 to alter roof line over playroom and the inclusion of a canopy to front elevation.
Location: 68 LANWOOD ROAD, GRAIGWEN, PONTYPRIDD, CF37 2EP

Treforest

14/0123/10 Decision Date: 20/06/2014
Proposal: 2 storey extension to an existing education block, plus demolition of a single storey administration building and construction of a 2 storey new build facility including minor landscape works and alterations, within the
Location: UNIVERSITY OF SOUTH WALES, LLANTWIT ROAD, TREForest, PONTYPRIDD, CF37 1DL

14/0524/19 Decision Date: 17/06/2014
Proposal: T1 Mature/over mature Oak - remove 2 x limbs overhanging the road, dead wood on roadside of tree and various Ash and Willow (a-b) - remove branches overhanging road to a clearance of 3.5m
Location: GRAIG YR HELFA, GLYNTAFF, PONTYPRIDD

Rhydyfelin Central

14/0660/10 Decision Date: 20/06/2014
Proposal: New conservatory.
Location: 7 LLYS CORRWG, RHYDYFELIN, PONTYPRIDD, CF37 5EJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 09/06/2014 and 20/06/2014****Report for Development Control Planning Committee****Hawthorn****14/0070/31** Decision Date: 12/06/2014**Proposal:** Upgrade works to existing telecommunications base station.**Location:** OUTSIDE MEAD FACTORY, FOOTPATH ON CARDIFF ROAD, UPPERBOAT, PONTYPRIDD, CF37 5AW**Llantwit Fardre****14/0345/10** Decision Date: 20/06/2014**Proposal:** Multiple extensions to include ground and first floor, new conservatory and balcony. Demolition of existing garage and construction of additional unit of accommodation on site. Landscape works to include new**Location:** TYLERY HOUSE, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AR**14/0476/10** Decision Date: 12/06/2014**Proposal:** Construction of a ground floor rear extension including bedroom and ensuite wet room.**Location:** 10 ST ANDREWS CLOSE, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NN**Church Village****14/0330/09** Decision Date: 09/06/2014**Proposal:** Erection of a single storey extension to the rear of the property**Location:** 17 HEOL NANT, CHURCH VILLAGE, PONTYPRIDD, CF38 1RT**14/0525/19** Decision Date: 19/06/2014**Proposal:** T1 semi mature/mature Oak tree remove 3 limbs overhanging rear garden back to main stem**Location:** 1 BUTTERFLY CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AZ**Tonyrefail East****14/0547/10** Decision Date: 17/06/2014**Proposal:** Two storey extension to side & rear.**Location:** 60 MANLEY CLOSE, TONYREFAIL, PORTH, CF39 8NS**Beddau****13/0989/10** Decision Date: 20/06/2014**Proposal:** Installation of 1 no. very small scale Evoco 10 Kw wind turbine on a 15m monopole mast.**Location:** PENBWCH ISAF FARM, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/06/2014 and 20/06/2014

Report for Development Control Planning Committee

Town (Llantrisant)

14/0284/15 Decision Date: 11/06/2014

Proposal: Variation of Condition 1 of planning application no 10/1285 to extend by three years the period within which reserved matters applications may be submitted.

Location: LAND AT TAL-Y-FEDW FARM, LLANTRISANT BUSINESS PARK, LLANTRISANT, CF72 8LP.

14/0576/10 Decision Date: 19/06/2014

Proposal: Extend lounge to meet garage and build single storey rear extension.

Location: 8B LLYS DERWEN, LLANTRISANT, PONTYCLUN, CF72 8PZ

Talbot Green

14/0482/01 Decision Date: 20/06/2014

Proposal: Multiple advertisements for new restaurant.

Location: FRANKIE & BENNY'S, UNIT 11A, NEW PARK, TALBOT GREEN, CF72 8LW

Pontyclun

14/0348/09 Decision Date: 17/06/2014

Proposal: New porch to front of property

Location: 1 WEST VILLAS, LLANTRISANT ROAD, GROESFAEN, PONTYCLUN, CF72 8NR

Llanharan

14/0442/10 Decision Date: 13/06/2014

Proposal: Alterations to the front elevation to form a new entrance

Location: UNIT 1, TALBOT GREEN BUSINESS PARK, HEOL-Y-TWYN, LLANHARAN, PONTYCLUN, CF72 9FG

Brynna

14/0647/10 Decision Date: 17/06/2014

Proposal: Rear single storey extension.

Location: 52 MEADOW RISE, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9TD

Total Number of Delegated decisions is 45

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 09/06/2014 and 20/06/2014

Report for Development Control Planning Committee

Ynysybwl

14/0343/13 Decision Date: 10/06/2014

Proposal: Outline application for the construction of 2 detached 4 bed houses (Amended location plan and additional plans received 07/05/2014)

Location: LAND AT GLANFFRWD TERRACE, GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW

Reason: 1 The proposed dwellings and associated engineering works by virtue of their siting, scale, size and design on this steeply sloping site would result in detrimental visual impact on the character of the area. As such the development would be contrary to Policies AW 5, AW 6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed dwellings and associated engineering works by virtue of their siting, scale and size on this steeply sloping site would be detrimental to the amenities of occupiers of adjoining residential properties and users of the adjacent Public Right of Way, particularly by reason of overlooking and overbearing impact. As such the development would be contrary to Policies AW 5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Town (Pontypridd)

14/0386/10 Decision Date: 11/06/2014

Proposal: New shop front.

Location: THE MIGHTY COD, 36 TAFF STREET, PONTYPRIDD, CF37 4TH

Reason: 1 The proposed shop front by virtue of its design and materials would have an adverse impact upon the character and appearance of the existing building. It would also fail to make a positive contribution to the street scene and the wider Conservation Area. As such, the development is contrary to Policies AW 5, AW 6 and AW 7 of the Rhondda Cynon Taf Local Development Plan.

Ffynon Taf

14/0425/10 Decision Date: 20/06/2014

Proposal: Change of use from a materials testing laboratory to a crèche and young children's play centre, with a café.

Location: UNIT 9, MOY ROAD INDUSTRIAL CENTRE, TAFFS WELL, CARDIFF, CF15 7QR

Reason: 1 The proposed development is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

In the absence of adequate off-street parking facilities, the development would generate indiscriminate on-street parking in the vicinity of the site on Moy Road to the detriment of highway safety and free flow of traffic.

In the absence of continuous pedestrian facilities leading to the site off Moy Road, the proposed development would create hazards to the safety of all highway users.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 09/06/2014 and 20/06/2014

Report for Development Control Planning Committee

Llanharan

14/0320/10

Decision Date: 13/06/2014

Proposal: Erection of a detached four bedroom bungalow (amended location plan received 25/04/2014).

Location: LAND OPPOSITE NO 7 DANYGRAIG TERRACE, LLANHARAN, PONTYCLUN CF72 9PD.

Reason: 1 The proposed dwelling would be out of character with the existing forms of development in the area. The design of the property is dominated by the roof that would represent a discordant feature within the street scene, detrimental to the visual amenity of the area and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed dwelling by reason of its design and siting, in close proximity to properties on Hillside Avenue, particularly no.10, would result in overlooking and would constitute an overbearing form of development to the significant detriment of the level of residential amenity currently enjoyed by those occupiers. Consequently, the proposal is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

DEVELOPMENT CONTROL COMMITTEE

3 JULY 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