

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2014-2015**

**DEVELOPMENT CONTROL  
COMMITTEE  
2 OCTOBER 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No.6</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 04/09/2014 and 19/09/2014.

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.

**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**

**2 OCTOBER 2014**

**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**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 04/09/2014 and 19/09/2014****Report for Development Control Planning Committee****Penywaun**

- 13/0856/15** Decision Date: 15/09/2014  
**Proposal:** Variation of condition 1 of planning approval 08/1577 to extend the permission for a further five years (residential development).  
**Location:** LAND AT REAR OF TREWAUN, HIRWAUN, ABERDARE, CF44 9HN.

**Aberdare East**

- 14/0879/10** Decision Date: 18/09/2014  
**Proposal:** Refurbishment, alterations and reinstatement of lost details to the Boot Hotel  
**Location:** BOOT HOTEL, VICTORIA SQUARE, ABERDARE, CF44 7LB
- 14/0880/12** Decision Date: 16/09/2014  
**Proposal:** Refurbishment, alterations and reinstatement of lost details to the Boot Hotel (Listed Building Consent)  
**Location:** BOOT HOTEL, VICTORIA SQUARE, ABERDARE, CF44 7LB
- 14/0917/01** Decision Date: 04/09/2014  
**Proposal:** Identifying and directional signage to customer 'Click & Collect' pick up location within the Tesco store car park.  
**Location:** TESCO SUPERSTORE, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL
- 14/0943/09** Decision Date: 12/09/2014  
**Proposal:** Lawful Development Certificate for external wall insulation.  
**Location:** 8 GRAIG PLACE, ABERDARE, CF44 7RE

**Cwmbach**

- 14/0819/10** Decision Date: 10/09/2014  
**Proposal:** Retrospective vehicle parking for 13 cars with turning area.  
**Location:** EMPRESS HOUSE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0AG
- 14/0820/10** Decision Date: 10/09/2014  
**Proposal:** Retrospective vehicle parking for 14 cars with turning area  
**Location:** PROSPECT HOUSE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0AG
- 14/0984/09** Decision Date: 12/09/2014  
**Proposal:** Certificate of Lawful Development for single storey rear extension .  
**Location:** 22 BRYN GLAS, CWMBACH, ABERDARE, CF44 0LU
- 14/1026/10** Decision Date: 18/09/2014  
**Proposal:** Alteration of approved dwelling to include rear conservatory extension.  
**Location:** PLOT 57, COED DYFFRYN, ABERDARE, CF44 0AH

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 04/09/2014 and 19/09/2014****Report for Development Control Planning Committee****Ystrad****14/0908/10** Decision Date: 09/09/2014**Proposal:** Two storey full width rear extension.**Location:** 5 REDFIELD STREET, YSTRAD, PENTRE, CF41 7RE**14/0964/15** Decision Date: 10/09/2014**Proposal:** Variation of condition 7 of permission 06/2415/10 to allow the provision of a 900mm wide footpath.**Location:** LAND AT RIVER STREET, YSTRAD, PENTRE, CF41 7RA**Cwm Clydach****13/1214/10** Decision Date: 10/09/2014**Proposal:** Erection of three detached dwellings (Amended plans received 13/06/14 and 07/05/14)**Location:** LAND AT BRYNTAWEL TERRACE, CLYDACH VALE, TONYPANDY.**14/0966/10** Decision Date: 05/09/2014**Proposal:** Construction of garage to rear garden.**Location:** 14 PLEASANT TERRACE, CLYDACH VALE, TONYPANDY, CF40 2DS**Cymmer****14/0993/09** Decision Date: 05/09/2014**Proposal:** Extension to form a sun room/conservatory at the rear.**Location:** 14 WYNDHAM STREET, CYMMER, PORTH, CF39 9HT**14/1134/09** Decision Date: 16/09/2014**Proposal:** Application for a Lawful Development Certificate for the construction of a dormer roof extension to the rear elevation and insertion of a velux rooflight to the front elevation.**Location:** 2 BRITANNIA STREET, PORTH, CF39 9NE**Tylorstown****14/0961/10** Decision Date: 05/09/2014**Proposal:** Two storey extension to form a kitchen wet room and bathroom.**Location:** 24 MIDDLE TERRACE, STANLEYTOWN, FERNDAL, CF43 3ET**Maerdy****14/1000/10** Decision Date: 12/09/2014**Proposal:** Replacement and installation of new exterior lighting and internal emergency lighting.**Location:** MAERDY COURT, MAERDY ROAD, MAERDY, FERNDAL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 04/09/2014 and 19/09/2014****Report for Development Control Planning Committee****Hawthorn****14/0760/10** Decision Date: 12/09/2014**Proposal:** Installation of ATM**Location:** PREMIER STORE, 95 YNYSLYN ROAD, HAWTHORN, PONTYPRIDD, CF37 5AR**14/0761/01** Decision Date: 12/09/2014**Proposal:** ATM advertisement collar.**Location:** PREMIER STORE, 95 YNYSLYN ROAD, HAWTHORN, PONTYPRIDD, CF37 5AR**14/0981/10** Decision Date: 12/09/2014**Proposal:** Single storey porch and kitchen extension**Location:** DELROSE, GWILYM STREET, RHYDYFELIN, PONTYPRIDD, CF37 5HT**14/1016/10** Decision Date: 18/09/2014**Proposal:** Alteration of approved dwelling to include rear conservatory extension.**Location:** PLOT 12, ALEXANDER PLACE, HAWTHORN, PONTYPRIDD, CF37 5BN**14/1032/10** Decision Date: 18/09/2014**Proposal:** Alteration of approved dwelling to include rear conservatory extension.**Location:** PLOT 10, ALEXANDER PLACE, HAWTHORN, PONTYPRIDD, CF375BN**Ffynon Taf****14/0899/19** Decision Date: 10/09/2014**Proposal:** Reduction of two large Oak limbs on tree T1 – reduced to the secondary branch break, approximately four metres from the main stem. The 30% overall crown reduction of two Oak trees T2 and T3 – removal of**Location:** PEN Y BRYN, RHIW'R DDAR, TAFFS WELL, CARDIFF, CF15 7PD**14/1055/23** Decision Date: 04/09/2014**Proposal:** Demolition of former industrial, office and retail units.**Location:** SOUTH WALES FORGE MASTERS, GARTH WORKS, TAFFS WELL, CARDIFF, CF15 7YF

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 04/09/2014 and 19/09/2014**

**Report for Development Control Planning Committee**

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**Aberaman North**

**14/0938/10** Decision Date: 15/09/2014

**Proposal:** Detached three bedroom dwelling house.

**Location:** LAND AT REAR OF 217 TO 219 CARDIFF ROAD, LOWER STREET, ABERAMAN, ABERDARE.

**Reason: 1** The development would be an over-intensive development of the site that would give rise to an unacceptable loss of privacy to the occupiers of neighbouring residential properties because of its close proximity. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Ferndale**

**14/0906/10** Decision Date: 04/09/2014

**Proposal:** Detached dormer bungalow with on site parking and boundary fencing.

**Location:** LAND TO THE WEST OF LONG ROW AND TO THE SOUTH OF BAPTIST SQUARE, BLAENLLECHAU

**Reason: 1** The application site is outside the defined settlement boundary and due to its inadequate access and parking arrangements would not be in accordance with Policy NSA12. The proposed development would therefore constitute unjustified development within the countryside contrary to Policies AW2, AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The application is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The un-named lane is sub-standard to cater for access by emergency vehicles and delivery vehicles with no turning area thus creating hazards to the detriment of highway safety and accessibility.

Further intensification of the un-named access lane would lead to increased hazards, to the detriment of highway and pedestrian safety.

The proposed development will generate vehicular reversing movements along the un-named lane to and from the public highway, creating traffic hazards to the detriment of highway and pedestrian safety.

In the absence of adequate off-street parking facilities, the development would generate additional on-street parking in an area where there is already substantial demand to the detriment of highway safety.

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**14/0907/10** Decision Date: 12/09/2014

**Proposal:** Two storey rear extension with balcony to upper floor. (Permission granted for extension 07/02/2014)

**Location:** 20 RHONDDA ROAD, FERNDAL, CF43 4LR

**Reason: 1** The development has an unacceptable impact upon the residential amenity of the adjacent neighbouring dwellings due to the overlooking and loss of privacy. Therefore, the development does not comply with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 04/09/2014 and 19/09/2014**

**Report for Development Control Planning Committee**

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**Pontyclun**

**13/1273/10**

Decision Date: 15/09/2014

**Proposal:** Change of use from double garage to offices (Amended Plan Received 7.3.2014)

**Location:** GARAGE ON LAND AT REAR OF MANOR COTTAGES, TALYGARN MANOR, TALYGARN, CF72 9JT

**Reason: 1** The proposed development by virtue of its siting in an open countryside location, outside any recognised settlement boundary would result in an unsustainable conversion contrary to Policy AW2, AW5 and AW9 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed development would have a detrimental impact on existing levels of neighbouring residential amenity given its proximity to residential dwellings that would be subjected to an adverse level of general noise and disturbance associated with such a use primarily through increased traffic and pedestrian movements. Therefore the proposal would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The proposed upgrade works to the existing access track represent inappropriate development that would have a significant adverse impact on the existing landscape and visual appearance of the countryside setting and Talygarn Conservation Area. As such, the development is contrary to policy AW5, AW6, AW7 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 6