

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
6 NOVEMBER 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.8
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 6.10.2014 and 24.10.2014.

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

6 NOVEMBER 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: 06/10/2014 and 24/10/2014

Report for Development Control Planning Committee

Hirwaun

14/1084/10 Decision Date: 15/10/2014

Proposal: Garden outbuilding

Location: 1 IVY COTTAGES, TRAMWAY, HIRWAUN, ABERDARE, CF44 9QF

Aberdare West/Llwydcoed

14/1109/09 Decision Date: 17/10/2014

Proposal: Certificate of existing development for a single storey rear extension

Location: 23 THE RISE, CWMDARE, ABERDARE, CF44 8BJ

Aberdare East

14/0956/10 Decision Date: 15/10/2014

Proposal: Reinstatement of original feature and design detailing to the facade, renewal of roofs and reinstatement of clock tower and associated minor internal alterations and external floodlighting

Location: CONSTITUTIONAL BUILDINGS, CANON STREET, ABERDARE, CF44 7AW

14/0957/12 Decision Date: 15/10/2014

Proposal: Reinstatement of original feature and design detailing to the facade, renewal of roofs and reinstatement of clock tower and associated minor internal alterations and external floodlighting (Listed Building Consent)

Location: CONSTITUTIONAL BUILDINGS, CANON STREET, ABERDARE, CF44 7AW

Penrhiwceiber

14/0836/10 Decision Date: 21/10/2014

Proposal: Rear single storey extension and move and rebuild retaining wall.

Location: 1 WINDSOR ROAD, MOUNTAIN ASH, CF45 3BH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Ynysybwl**

14/0839/10 Decision Date: 21/10/2014
Proposal: Two storey rear extension with balcony. (Amended location plan received 12/09/2014)
Location: ROACH DENE, CLIVE TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LD

14/0972/10 Decision Date: 07/10/2014
Proposal: Two storey side extension
Location: 17 MAES GLAS, COED-Y-CWM, YNYSYBWL, PONTYPRIDD, CF37 3EJ

14/0977/01 Decision Date: 14/10/2014
Proposal: Replacment front and side elevation fascias.
Location: THE CO OPERATIVE FOOD, ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DY

14/0994/10 Decision Date: 06/10/2014
Proposal: Construction of a stable block.
Location: CWRT GLYN, GLYN STREET, YNYSYBWL, PONTYPRIDD, CF37 3DS

14/1221/10 Decision Date: 09/10/2014
Proposal: Conversion of integral garage to habitable room.
Location: 11 YNYS HIR, COED-Y-CWM, PONTYPRIDD, CF37 3JF

Aberaman South

14/0616/10 Decision Date: 07/10/2014
Proposal: Provision of timber structure for use as garden shed or summer house.
Location: 1 THE COTTAGES, LLANWONNO ROAD, CWMAMAN, ABERDARE, CF44 6PG

14/1131/10 Decision Date: 24/10/2014
Proposal: 2 storey rear extension, including rooflight on original roof
Location: 19 GLANRHYD STREET, CWMAMAN, ABERDARE, CF44 6LB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Treherbert**

- 14/0900/09** Decision Date: 20/10/2014
Proposal: Certificate of lawful development for proposed external wall insulation.
Location: 2 HILL STREET, TREHERBERT, TREORCHY, CF42 5LG

- 14/1141/10** Decision Date: 20/10/2014
Proposal: Single storey full width extension to form a kitchen, bathroom and utility room.
Location: 73 MISKIN STREET, TREHERBERT, TREORCHY, CF42 5LR

Treorchy

- 14/1204/09** Decision Date: 08/10/2014
Proposal: Change of use from 1st floor offices/store to a residential unit
Location: 6 HIGH STREET, TREORCHY, CF42 6AE

Pentre

- 14/0331/10** Decision Date: 21/10/2014
Proposal: Detached single storey mobility scooter store (Tree Survey Received 27th August 2014)
Location: TY DDEWI, TON PENTRE, PENTRE.

Ystrad

- 14/1126/10** Decision Date: 07/10/2014
Proposal: External wall insulation comprising 90mm insulation mechanically fixed to the external facades of the building finished with a reinforced thru colour render (off white / cream colour)
Location: 183A GELLI ROAD, GELLI, PENTRE, CF41 7NA

Llwynypia

- 14/0801/10** Decision Date: 20/10/2014
Proposal: Development of 3 new (3 bedroom) dwellings.
Location: TY TYROL, PRINCESS LOUISE ROAD, LLWYNYPIA, TONYPANDY, CF40 2JW

Tonypandy

- 14/0939/10** Decision Date: 22/10/2014
Proposal: Retrospective planning permission for external wall insulation to side and rear (amended plans received 22/09/14)
Location: 2 DUNRAVEN STREET, TONYPANDY, CF40 1QE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/10/2014 and 24/10/2014

Report for Development Control Planning Committee

Trealaw

14/1120/10 Decision Date: 17/10/2014

Proposal: Two storey rear extension

Location: 23 MISKIN ROAD, TREALAW, TONYPANDY, CF40 2QJ

14/1198/10 Decision Date: 21/10/2014

Proposal: First floor rear extension.

Location: 59 NEW CENTURY STREET, TREALAW, TONYPANDY, CF40 2PG

14/1236/09 Decision Date: 17/10/2014

Proposal: Certificate of lawful development for existing use as residential care home

Location: FAIRFIELD HOUSE, CARE HOME, 66 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UD

Porth

14/1138/10 Decision Date: 22/10/2014

Proposal: Erection of a roller shutter door to secure rear of property and to facilitate the parking and security of a motorhome. (retrospective application).

Location: 2 APPLETREE ROAD, DINAS, TONYPANDY, CF40 1JJ

Ferndale

14/1112/10 Decision Date: 08/10/2014

Proposal: Retrospective consent for juliet balcony to the rear of property

Location: 22 FREDERICK STREET, FERNDAL, CF43 4HR

Maerdy

14/0806/10 Decision Date: 23/10/2014

Proposal: Change of use from Church (D1) to Residential (C3) (Bat Survey Received 2nd October)

Location: ALL SAINTS CHURCH, NORTH TERRACE, MAERDY, FERNDAL, CF43 4DD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Cilfynydd**

- 14/1072/15** Decision Date: 07/10/2014
Proposal: Removal of conditions 4 and 5 of planning application 05/0288/10 to remove parking restrictions.
Location: 18-19 RICHARD STREET, CILFYNYDD, PONTYPRIDD, CF37 4NP

- 14/1093/10** Decision Date: 15/10/2014
Proposal: Change of use from mixed use industrial (B1, B2 and B8) to fitness centre (D2)
Location: UNIT 8 ALBION INDUSTRIAL ESTATE, CILFYNYDD, PONTYPRIDD, CF37 4NX

Town (Pontypridd)

- 14/1036/10** Decision Date: 16/10/2014
Proposal: Rebuild of existing dwelling (Amended plans received 19th and 22nd September).
Location: GLENVIEW, 59 GRAIGWEN ROAD, GRAIGWEN, PONTYPRIDD, CF37 2EG
- 14/1190/09** Decision Date: 23/10/2014
Proposal: Certificate of lawful development for a proposed use as a betting shop use class A2 (ground floor).
Location: SANTANDER UK PLC, 4 TAFF STREET, PONTYPRIDD, CF37 4UE

Treforest

- 13/0423/10** Decision Date: 16/10/2014
Proposal: Change of use of wasteland to private residential garden and off road parking for 1 private car.
Location: LAND ADJACENT NORTH SIDE, 1 JAMES STREET, TREFOREST, PONTYPRIDD, CF37 1BU
- 14/1061/09** Decision Date: 08/10/2014
Proposal: Certificate for two storey extension
Location: 127 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RQ

Rhydyfelin Central

- 14/1193/10** Decision Date: 17/10/2014
Proposal: Extend outbuilding to provide ancillary accommodation for family members.
Location: 21 ILAN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PN

Hawthorn

- 14/1098/15** Decision Date: 07/10/2014
Proposal: Variation of condition 1 of planning approval 11/1057/15 to extend the time limit for submission of reserved matters for the development of one detached dwelling
Location: LAND ADJACENT TO LITTLE ACRES, CEIRIOG CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5RD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Ffynon Taf****13/0224/10**

Decision Date: 21/10/2014

Proposal: Demolition of existing buildings and development of 3 no. two bedroom dwellings with associated access and parking areas.(Additional information received 26/02/14 and revised parking layout plan received 01/07/14 -**Location:** LAND ADJOINING 44 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF**Llantwit Fardre****14/0866/10**

Decision Date: 24/10/2014

Proposal: Ground and first floor extensions including remodelling of single storey bungalow and double garage**Location:** TRELAY, 1 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN**14/1051/10**

Decision Date: 15/10/2014

Proposal: First floor extension to side**Location:** 5 PENYWAUN, EFAIL ISAF, PONTYPRIDD, CF38 1AY**14/1175/10**

Decision Date: 21/10/2014

Proposal: Demolish existing semi-detached dwelling and garage and erect new detached dwelling (amended plans received 12/09/14).**Location:** 2 LLEST COTTAGE, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HF**14/1219/09**

Decision Date: 17/10/2014

Proposal: Application for a Certificate of Lawfulness for a Proposed Development - Single storey side/rear extension.**Location:** 13 PENYWAUN, EFAIL ISAF, PONTYPRIDD, CF38 1AY**Church Village****14/0965/10**

Decision Date: 08/10/2014

Proposal: Conversion of garage to study and store room with associated external alterations**Location:** 4 PASTEUR GROVE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GP**14/1214/10**

Decision Date: 15/10/2014

Proposal: Single storey side extension.**Location:** 3 COED Y DYFFRYN, CHURCH VILLAGE, PONTYPRIDD, CF38 1TQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Tonteg**

- 14/1130/10** Decision Date: 15/10/2014
Proposal: Single storey side and front extension with the re-location of parking provision and extension of existing.
Location: 17 FFORDD-YR-YWEN, TONTEG, PONTYPRIDD, CF38 1TE

- 14/1227/09** Decision Date: 17/10/2014
Proposal: Certificate of Lawful Development for proposed wc and utility room extension.
Location: 20 MONMOUTH CLOSE, TONTEG, PONTYPRIDD, CF38 1HU

Tonyrefail West

- 14/0769/10** Decision Date: 22/10/2014
Proposal: Two storey side extension (Bat survey received 18th September 2014)
Location: 1 PENTWYN HOUSES, MEYLER STREET, THOMASTOWN, TONYREFAIL, PORTH CF39 8EJ

- 14/1070/10** Decision Date: 23/10/2014
Proposal: Detached 5 bedroom house with internal garage and parking for two cars
Location: LAND ADJACENT TO 37 CAER GWERLAS, TONYREFAIL, PORTH, CF39 8HY

- 14/1117/10** Decision Date: 20/10/2014
Proposal: Conservatory to rear
Location: 28 NANT-Y-FRON, TONYREFAIL, PORTH, CF39 8HZ

- 14/1142/10** Decision Date: 08/10/2014
Proposal: Two storey and single storey extension to rear.
Location: 20 FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DR

- 14/1200/09** Decision Date: 17/10/2014
Proposal: Certificate of lawful development for proposed garage conversion.
Location: 64 PARC DAN Y BRYN, TONYREFAIL, PORTH, CF39 8JS

Tonyrefail East

- 14/1167/10** Decision Date: 08/10/2014
Proposal: Erection of a garden shed.
Location: 3 GELLI'R HAIDD, TONYREFAIL, PORTH, CF39 8AP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Beddau****14/1206/10**

Decision Date: 23/10/2014

Proposal:

Alteration of approved dwelling to include rear conservatory extension.

Location:

PLOT 9 BRYNTEG, LLANTRISANT ROAD, BEDDAU, PONTYPRIDD, CF38 2TP

Town (Llantrisant)**14/0535/10**

Decision Date: 23/10/2014

Proposal:

Installation of an inclined platform hoist

Location:

TABOR BAPTIST CHURCH, HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BR

14/1123/10

Decision Date: 07/10/2014

Proposal:

Replacement of painted timber conservatory to rear with a chartwell green uPVC conservatory with clear glazing to windows doors and roof.

Location:

CHERRY COTTAGE, 51 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BR

Talbot Green**14/0928/10**

Decision Date: 07/10/2014

Proposal:

Siting of external extraction system including roof flue and air conditioning condensers and associated works.

Location:

11A NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

14/1095/01

Decision Date: 08/10/2014

Proposal:

Additional fascia sign to side elevation

Location:

UNIT 11A TALBOT GREEN RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8LW

14/1149/10

Decision Date: 07/10/2014

Proposal:

Extend bay window to front elevation.

Location:

9 OAK CLOSE, TALBOT GREEN, PONTYCLUN, CF72 8RF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Pontyclun****14/1172/10**

Decision Date: 07/10/2014

Proposal:

New extension to side elevation to replace existing flat roof garage, wc and store room.

Location:

RIVENDELL, LLANTRISANT ROAD, GROESFAEN, PONTYCLUN, CF72 8NJ

14/1194/10

Decision Date: 08/10/2014

Proposal:

Single storey extension to rear of property

Location:

75 COWBRIDGE ROAD, PONTYCLUN, CF72 9EB

14/1203/10

Decision Date: 17/10/2014

Proposal:

Two storey side extension

Location:

TY ISAF, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

14/1224/10

Decision Date: 20/10/2014

Proposal:

Single storey extension and conversion of existing garage to habitable room.

Location:

26 DOL Y LLAN, MISKIN, PONTYCLUN, CF72 8RY

Llanharan**14/0733/12**

Decision Date: 22/10/2014

Proposal:

Re-location of kitchen including removal of internal blocking to existing windows (Listed Building Consent)

Location:

LLANHARAN HOUSE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9NR

14/1114/10

Decision Date: 24/10/2014

Proposal:

Single storey extension to rear

Location:

3 WITTS END, LLANHARAN, PONTYCLUN, CF72 9US

Total Number of Delegated decisions is 60

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Hirwaun****11/1086/10** Decision Date: 21/10/2014

Proposal: Change of use from river banking (Nant y Bwlch) for the extension of garden curtilage. Works on the Nant y Bwlch Watercourse, retaining structures, fencing, 2 no. store/potting sheds and associated landscaping. (Retrospective)

Location: LAND TO THE REAR OF BROOKWOOD, FOUNDRY ROAD , HIRWAUN, ABERDARE CF44 9RA

Reason: 1 Insufficient information has been provided to demonstrate that the works to the watercourse would not adversely increase flood risk elsewhere or result in bank erosion downstream. As such, it is considered that the development is contrary to policy AW10 of the Rhondda Cynon Taf Local Development Plan, Planning Policy Wales and Technical Advice Note 15: Development and Flood Risk 2004.

Reason: 2 Insufficient information has been provided to demonstrate that the works to the watercourse would not adversely impact upon the aquatic ecology of the Nant-y-Bwlch watercourse. As such, it is considered that the development is contrary to policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Aberdare West/Llwydcoed**14/0818/10** Decision Date: 16/10/2014

Proposal: Conversion of single dwelling to two residential units and associated works

Location: 67 HARRIET STREET, TRECYNON, ABERDARE, CF44 8PL

Reason: 1 The proposed development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that the division of the property to form two residential units would result in the overdevelopment of site. It is considered that the second (rear) unit as a result of its location, limited curtilage and relationship with the existing pattern of development in the area would, result in a residential development of substandard amenity.

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 reasons:
The proposed additional use of the sub-standard lane (Stag Street) as a principal means of access to serve the proposed development would create increased traffic hazards to the detriment of highway and pedestrian safety.

The proposed access lane (Stag Street) lacks adequate width of carriageway and segregated footway to serve vehicular and pedestrian traffic and would create traffic hazards to the detriment of safety of all highway users.

The proposed development would generate additional on-street parking in an area where there is already substantial demand to the detriment of safety to all highway users.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 06/10/2014 and 24/10/2014****Report for Development Control Planning Committee****Cwm Clydach****14/1103/10** Decision Date: 08/10/2014**Proposal:** Conversion of single dwelling into two self contained flats sharing entrance. No external alterations required.**Location:** 2 FRANCIS STREET, CLYDACH VALE, TONYPANDY, CF40 2DX**Reason: 1** The proposal would result in the creation of inappropriate and poor quality living accommodation, with no access to the rear garden space being provided for the first floor accommodation. Future occupants would therefore have no access to external space for amenity purposes, clothes drying, bin storage or cycle storage. As such the scheme is considered contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Tonteg****14/0598/10** Decision Date: 23/10/2014**Proposal:** Extension to rear. Installation of three AC condensers and one extraction grill to rear. Refurbishment of existing building (Amended plans received 16/07/14)**Location:** GREGGS, UNIT B1, TAFFS FALL ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5TF**Reason: 1** The development would have a detrimental impact upon highway safety, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

- i. In the absence of adequate off-street parking facilities, the proposed development would intensify short term on-street parking demand close to a nearby road junction in an area where there is already considerable demand that would create additional hazards to the detriment of safety of all highway users and free flow of traffic.

Llanharry**14/1020/15** Decision Date: 16/10/2014**Proposal:** Application for removal or variation of condition 4 of planning approval 13/0332/10 to extend opening hours.**Location:** CYLCH MEITHRIN TI A FI LLANHARII, ADDISON AVENUE, LLANHARRY, PONTYCLUN, CF72 9XE**Reason: 1** The variation of condition 4 of planning application reference no. 13/0332/10 for an extension of the opening hours of the business would have an adverse and detrimental impact on the amenity of neighbouring properties due to increased levels of noise, traffic and disturbance. The application is therefore contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 5