

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
15 JANUARY 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.6
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 08/12/2014 and 02/01/2015.

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

15 JANUARY 2015

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: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Hirwaun

14/0537/10

Decision Date: 09/12/2014

Proposal: Replacement of roller shutter door with double timber doors.

Location: 85 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SN

Aberdare West/Llwydcoed

14/1276/10

Decision Date: 17/12/2014

Proposal: Change of use from material store to single dwelling with associated exterior alterations including extension and dormer windows to the side.

Location: OLD YARD, STATION FACH, STATION PLACE, ABERDARE, CF44 9AA

14/1302/10

Decision Date: 19/12/2014

Proposal: Change of use of the Old House (Class D1 visitor/day centre) to family dwelling (Class C3) and change of use of the warden's lodge (Class C3) to boarding/guest accommodation (Class C1).

Location: FEDW HIR, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX

14/1489/10

Decision Date: 19/12/2014

Proposal: Extension to form a new first floor bathroom.

Location: 2 TRE IFOR, LLWYDCOED, ABERDARE, CF44 0YG

Penrhiwceiber

14/1376/10

Decision Date: 16/12/2014

Proposal: Single storey extension to side and rear.

Location: 44 VICTORIA STREET, MISKIN, MOUNTAIN ASH, CF45 3AW

Ynysybwl

14/1389/10

Decision Date: 15/12/2014

Proposal: Change of use to offices (B1), rear first floor extension, take down and rebuild front elevation.

Location: 42 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DU

Aberaman North

14/1434/10

Decision Date: 19/12/2014

Proposal: Conservatory to rear of property

Location: 4 GEORGE STREET, ABERAMAN, ABERDARE, CF44 6RY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Aberaman South

14/1401/10 Decision Date: 09/12/2014

Proposal: First floor extension to rear

Location: 29 MOSTYN STREET, ABERCWMBOI, ABERDARE, CF44 6BA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Treherbert

14/0640/15

Decision Date: 11/12/2014

Proposal: Variation of condition 1 - planning permission 11/0002/15 to extend the period of time for the submission of Reserved Matters (outline planning permission for residential development).

Location: FORMER PENYRENGLYN JUNIOR SCHOOL, CHARLES STREET, TREHERBERT, TREORCHY, CF42 5HF

Treorchy

14/1381/10

Decision Date: 30/12/2014

Proposal: Erection of new dwelling and garage at former 78 Baglan Street (amended description 18/11/14).

Location: 78 BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AR

14/1466/10

Decision Date: 09/12/2014

Proposal: Single extension to kitchen and domestic garage.

Location: 2 KENRY STREET, YNYSWEN, TREHERBERT, TREORCHY, CF42 6DR

14/1471/10

Decision Date: 18/12/2014

Proposal: To erect a wooden fence 2.34m high.

Location: 4 HERBERT STREET, TREORCHY, CF42 6AW

Pentre

14/1353/10

Decision Date: 10/12/2014

Proposal: Conversion of former library into two self contained flats. Works to include erection of side extension and re-positioning of window and door openings to side and rear elevations (Amended Description 4/11/2014)

Location: FORMER LIBRARY, GELLI ROAD, GELLI, TON PENTRE.

Ystrad

14/1259/10

Decision Date: 10/12/2014

Proposal: Subdivision of flat 3 into two separate residential units

Location: 50A WILLIAM STREET, YSTRAD, PENTRE, CF41 7QU

14/1328/13

Decision Date: 15/12/2014

Proposal: Outline application for the development of three terraced houses with parking provision and associated works.

Location: LAND OPPOSITE 28-30 BODRINGALLT TERRACE, YSTRAD, PENTRE.

Llwynypia

14/0695/15

Decision Date: 11/12/2014

Proposal: Condition 1 (c) to be amended to read: Application for the approval of reserved matters shall be made before the expiration of nine years from the date of permission 07/0574

Location: FORMER LLWYNYPIA HOSPITAL, PARTRIDGE ROAD, LLWYNYPIA, TONYPANDY, CF40 2NQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Tonypandy

- 14/1360/10** Decision Date: 23/12/2014
Proposal: Rear extension to existing shop unit to extend sales area & staff accommodation, plus internal remodelling above ground floor level to form three self contained apartments.
Location: ANNES CHILDRENS WEAR, 131 DUNRAVEN STREET, TONYPANDY, CF40 1QD
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Trealaw

- 14/1476/10** Decision Date: 30/12/2014
Proposal: Two storey rear extension.(Amended plans received 05/12/2014)
Location: 213 YNYSCYNON ROAD, TREALAW, TONYPANDY, CF40 2LQ
-

Porth

- 14/1398/10** Decision Date: 18/12/2014
Proposal: Installation of A/C Unit to rear elevation and new shop frontage plus internal alterations to the ground floor.
Location: PORTH POST OFFICE AND PHARMACY, 70 & 71 HANNAH STREET, PORTH, CF39 9PY
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- 14/1507/09** Decision Date: 09/12/2014
Proposal: Certificate of lawful use for a proposed change of use from office space to training area.
Location: AFON HOUSE, ABERHONDDA ROAD, PORTH, CF39 0BA
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Tylorstown

- 14/1352/10** Decision Date: 15/12/2014
Proposal: Construct a rear extension on top of an existing single storey extension. (Amended plan received 18/11/14)
Location: 38 LLEWELLYN STREET, PONTYGWAITH, FERNDAL, CF43 3LE
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Ferndale

- 14/1349/10** Decision Date: 17/12/2014
Proposal: Change of use of land to garden curtilage with construction of domestic summerhouse and associated works
Location: LAND OPPOSITE 5 GEORGE STREET, BLAENLLECHAU, FERNDAL, CF43 4PN.
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- 14/1371/15** Decision Date: 09/12/2014
Proposal: Removal of Conditions 7,8 and 9 of Planning Permission 11/0693 to remove the Code for Sustainable Homes Assessment.
Location: LAND ADJOINING ERYL, WOODVILLE PLACE, FERNDAL, CF43 4LS
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- 14/1409/10** Decision Date: 17/12/2014
Proposal: Two storey and single storey extension.
Location: 16 DARRAN TERRACE, FERNDAL, CF43 4LG
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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Cilfynydd

14/1279/10 Decision Date: 17/12/2014
Proposal: Retention of retaining wall and associated timber fence constructed on boundary to rear of Tre Goed and 65 Cilfynydd Road.
Location: TRE GOED, HOWELL STREET, CILFYNYDD, PONTYPRIDD, CF37 4NR

14/1485/10 Decision Date: 17/12/2014
Proposal: Subdivision of dwelling into two residential units
Location: 14 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NN

Glyncoch

14/1147/10 Decision Date: 18/12/2014
Proposal: Build up part of driveway and garden to create car park area for off road parking.
Location: 6 ASHFORD CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3AH

14/1340/01 Decision Date: 18/12/2014
Proposal: Installation of new signage to front elevation
Location: BEST ONE SUPERSTORE, 70 PORCHER AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3DD

Town (Pontypridd)

14/0986/10 Decision Date: 22/12/2014
Proposal: Single storey rear extensions to Units 1-2 and 4-5 to provide additional storage and retail areas including the demolition of existing rear walls, demolition of existing wall between units 4-5, rear wall and ground floor
Location: 1-2 AND 4-5 TAFF STREET, PONTYPRIDD, CF37 4UX

14/1110/10 Decision Date: 11/12/2014
Proposal: Demolition and replacement of detached garage (amended plans received 03/11/14)
Location: 14 TYFICA CRESCENT, PONTYPRIDD, CF37 2BU

14/1284/10 Decision Date: 10/12/2014
Proposal: Change of use of the upper levels to 5 no. residential apartments, replacement windows and entrance door associated works.
Location: 93-94 TAFF STREET, PONTYPRIDD, CF37 4SL

14/1331/10 Decision Date: 17/12/2014
Proposal: Installation of an ATM to be installed through the right hand glazing frame next to bi fold doors as a through glass installation.
Location: CAFE ROYAL, PONTYPRIDD BUS STATION, MORGAN STREET, PONTYPRIDD, CF37 2DS

14/1332/01 Decision Date: 17/12/2014
Proposal: ATM Signage
Location: CAFE ROYAL, PONTYPRIDD BUS STATION, MORGAN STREET, PONTYPRIDD, CF37 2DS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Graig

14/1287/13

Decision Date: 12/12/2014

Proposal: New detached dwelling within garden curtilage.

Location: LAND AT REAR OF 5 GRAIG AVENUE, GRAIG, PONTYPRIDD, CF37 1LU

Hawthorn

14/1252/10

Decision Date: 18/12/2014

Proposal: Installation of 3 plant compounds for the storage of new air conditioning and refrigeration equipment.

Location: UNIT 3 MIDWAY PARK, MIDWAY RETAIL PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

14/1462/10

Decision Date: 29/12/2014

Proposal: Demolition of existing single storey garage, new 2 storey side extension with single storey front porch and attic conversation with associated alterations. (Amended plans received 08/12/14)

Location: 84A CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AA

Ffynon Taf

14/1180/10

Decision Date: 30/12/2014

Proposal: Erection of a four bedroom detached house with attached garage.

Location: LAND TO THE REAR OF 1-2 GARTH VIEW, TAFFS WELL, CARDIFF, CF15 7QJ

14/1318/10

Decision Date: 09/12/2014

Proposal: First floor extension at rear of dwelling.

Location: 1 QUARRY STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SY

Llantwit Fardre

14/1392/10

Decision Date: 18/12/2014

Proposal: Single storey orangery extension to rear

Location: 56 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

14/1407/09

Decision Date: 09/12/2014

Proposal: Certificate of Lawful Development for proposed conversion of attic to house a bedroom with en suite, installation of a through the floor lift and alterations to family bathroom.

Location: 3 QUEENS DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NT

14/1488/10

Decision Date: 23/12/2014

Proposal: First floor extension over garage with ground floor side extension (Amended plans received 25/11/14)

Location: 18 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Tonteg

14/1417/10

Decision Date: 16/12/2014

Proposal: Erect external modular scooter and bin store & associated external works.

Location: SUMMER DALE CLOSE, TONTEG, PONTYPRIDD, CF38 1LG

Gilfach Goch

14/1464/15

Decision Date: 17/12/2014

Proposal: Variation of condition 1 of planning permission 09/0611/13 to extend the time period for the construction of 3 no detached dwellings and access road.

Location: LAND AT AREA FORMERLY KNOW AS MOUNT PLEASANT INN, OFF FAIRVIEW, GILFACH GOCH, CF39 8SH

Tonyrefail West

14/1192/10

Decision Date: 18/12/2014

Proposal: Retrospective planning permission for a balcony at the rear of the premises.

Location: THE BLACK DIAMOND HOTEL, EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NR

Tonyrefail East

14/1356/10

Decision Date: 22/12/2014

Proposal: 3 bed detached bungalow.

Location: LAND ADJACENT TO 6 TYLCHA FACH CLOSE, TONYREFAIL.

14/1368/10

Decision Date: 22/12/2014

Proposal: Detached House.

Location: THE STABLES, COLLENNA ROAD, TONYREFAIL, PORTH, CF39 8EL

Beddau

14/1435/10

Decision Date: 30/12/2014

Proposal: Demolition of existing dwelling and construction of new dwelling and associated works

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

Ty'n y Nant

14/1366/10

Decision Date: 17/12/2014

Proposal: Replacement of existing (fire damaged) food takeaway and diner with new takeaway, two-storey design as previously approved application reference 14/0572/10.

Location: CHINA VILLAGE, LLANTRISANT ROAD, BEDDAU, PONTYPRIDD, CF38 2LS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Town (Llantrisant)

14/1268/10 Decision Date: 15/12/2014
Proposal: Extension to front of property on ground floor and erection of garage to side
Location: 53 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG

14/1416/10 Decision Date: 17/12/2014
Proposal: Extension to existing external bin store & erect modular scooter store.
Location: GWAUN RUPERRA CLOSE, GWAUN RUPERRA ROAD, LLANTRISANT, PONTYCLUN, CF72 8QR

14/1511/10 Decision Date: 16/12/2014
Proposal: Two storey side/rear extension.
Location: 44 PARKDALE VIEW, LLANTRISANT, PONTYCLUN, CF72 8DT

Talbot Green

14/1463/10 Decision Date: 23/12/2014
Proposal: Alterations to drive and form hardstanding.
Location: 18 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

Pontyclun

13/1038/10 Decision Date: 19/12/2014
Proposal: Proposed alteration to existing shop entrance and replacement of and installation of additional plant and equipment to rear elevation / yard area (Ameded Plans Received 16/12/2013)
Location: BARGAIN BOOZE, 3 COWBRIDGE ROAD, PONTYCLUN, CF72 9EA

14/1418/10 Decision Date: 16/12/2014
Proposal: Extension to existing external bin store
Location: DAVIDS COURT, PONTYCLUN, CF72 9AY

Llanharry

14/1102/10 Decision Date: 17/12/2014
Proposal: Attic conversion, single storey side extension with associated internal and external alterations including additional windows, rooflights and dormer window and raising the ridge height of main roof.
Location: FERNLEIGH, TYLA GARW, PONTYCLUN, CF72 9EZ

Total Number of Delegated decisions is 55

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Rhigos

14/1282/10 Decision Date: 17/12/2014

Proposal: Timber structure for agricultural storage

Location: LAND OPPOSITE 1 MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS

Reason: 1 It is not considered that the supporting information submitted justifies the need, in agricultural terms, for a building of this scale in connection with such a small site. As such, it is considered that the proposal, as a result of its siting, design and scale, would result in an unjustified development that would be harmful to the character and appearance of the site and its immediate setting. Therefore, the proposal conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Hirwaun

14/1309/10 Decision Date: 12/12/2014

Proposal: 2.5m coated brown box section boundary fence.

Location: AM NAWR, 4 RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS

Reason: 1 The development, arising from its design, scale and construction methods, would result in an unsympathetic and un-neighbourly form of development that would have a detrimental impact upon the visual amenity of residents of the adjoining property. As such, the scheme is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development, arising from its design, scale and construction methods, would result in an unacceptable detrimental impact upon the residential amenity of the adjoining property arising from overbearing and overshadowing. As such, the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Aberdare East

13/0124/15 Decision Date: 17/12/2014

Proposal: Variation of condition 1 of planning permission 07/2035 to extend the permission for a further 5 years - Three storey building consisting of commercial premises to ground floor with residential flats above.

Location: LAND AT 1 CANON STREET, ABERDARE TOWN, ABERDARE, CF44 7AT.

Reason: 1 Insufficient information has been submitted to enable the Local Planning Authority to fully assess the application in terms of flooding. As such the application would be contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

14/1320/10 Decision Date: 30/12/2014

Proposal: Retrospective consent for a temporary sales and security office

Location: WINDOW TRADE CENTRE WALES, THE LITTLE THEATRE, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

Reason: 1 The temporary sales and security office by virtue of its design, inappropriate siting and jarring relationship with neighbouring buildings has a detrimental impact upon the character of a Grade II Listed Building (Aberdare Girls' School) and the visual amenity of the wider area as a whole. The proposal is therefore contrary to Policies AW5, AW6 and AW7 of the Local Development Plan.

14/1433/10 Decision Date: 18/12/2014

Proposal: Detached garage with first floor gym facility.

Location: BRYNAWEL VILLA, BRYNAWEL, ABERDARE, CF44 7PF

Reason: 1 The proposed garage, in terms of its scale, design, height and resulting mass would constitute unsympathetic development, which would be poorly related to the character and appearance of the original building, the application site and wider street scene. As such the proposal is contrary to policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Treforest

14/1365/10 Decision Date: 17/12/2014

Proposal: Change of use of outbuilding to office.

Location: OUTBUILDING TO THE REAR OF 14 BROOK STREET, TREForest, PONTYPRIDD, CF37 1TW

Reason: 1 The proposed change of use is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

The further intensification of use of a sub-standard access which is lacking in adequate turning facilities would create additional hazards to the detriment of safety of all highway users.

The further intensification of use of a sub-standard access which is lacking in adequate visibility at its junction with Brook Street would create additional hazards to the detriment of highway safety.

In the absence of adequate off-street parking facilities, the development would generate additional on-street parking to the detriment of highway safety.

The proposal would give rise to a greater intensity of short-term on-street parking in the vicinity of the site that would affect the safety and free flow of traffic to the detriment of highway and pedestrian safety.

Ffynon Taf

14/1420/10 Decision Date: 30/12/2014

Proposal: Application for a new residential dwelling and associated works.

Location: LAND ADJACENT TO 33 GLAN-Y-FFORDD, TAFFS WELL, CARDIFF, CF15 7SH

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. The proposed development will generate on-street parking in close proximity to the nearby road junction reducing visibility and thus creating hazards to the detriment of safety to all highway users.

ii. The proposed parking for the existing dwelling obstructs pedestrian access to the detriment of pedestrian safety.

Pontyclun

13/0049/10 Decision Date: 16/12/2014

Proposal: Change of use to equine use and extension to an agricultural building to provide 20 livery stables, provision of a menage 60m x 30m and car parking facilities. Amended description, plans and documents received 20.01.14, 07:02:14, 20.03.2014 and 24.03.2014.

Location: CAERGWANAF UCHAF FARM, MISKIN, PONTYCLUN, CF72 8JU

Reason: 1 Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the development on archaeology. As such the development would be contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 08/12/2014 and 02/01/2015

Report for Development Control Planning Committee

Total Number of Delegated decisions is 8