

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

**DEVELOPMENT CONTROL  
COMMITTEE  
2 JULY 2015**

**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 08/06/2015 and 19/06/2015.

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**

**2 JULY 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: 08/06/2015 and 19/06/2015**

**Report for Development Control Planning Committee**

---

**Mountain Ash West**

**15/0488/10** Decision Date: 19/06/2015

**Proposal:** Construction of a new 4 bedroom house.

**Location:** LAND ADJACENT TO 39 LLANWONNO ROAD, MOUNTAIN ASH, CF45 3NB

---

**Aberaman South**

**15/0502/10** Decision Date: 11/06/2015

**Proposal:** Two storey rear extension.

**Location:** 73 JOHN STREET, ABERCWMBOI, ABERDARE, CF44 6BN

---

**15/0584/10** Decision Date: 15/06/2015

**Proposal:** New domestic garage for the purpose of storing/parking vehicles

**Location:** 61 GLANRHYD STREET, CWMAMAN, ABERDARE, CF44 6LB

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/06/2015 and 19/06/2015****Report for Development Control Planning Committee****Treherbert**

**14/1693/10** Decision Date: 16/06/2015  
**Proposal:** Change of use of ground floor from A1 (Retail) to Mixed Use A1 (Retail) and A3 (Cafe)  
**Location:** 142-143 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

**15/0031/10** Decision Date: 19/06/2015  
**Proposal:** Change of use of domestic garage to microbrewery.  
**Location:** FFORCH ORKY FARM, CEMETERY ROAD, TREORCHY, CF42 6TB

**15/0253/10** Decision Date: 10/06/2015  
**Proposal:** Two storey garage and storage room within the front garden curtilage (Amended description)  
**Location:** ERW'R GLO, BUTE STREET, TREHERBERT, TREORCHY, CF42 5NY

**15/0338/10** Decision Date: 11/06/2015  
**Proposal:** Conversion of former bank to form 2 no. self contained dwellings.  
**Location:** 34-35 BUTE STREET, TREHERBERT, TREORCHY, CF42 5NR

**Treorchy**

**15/0328/10** Decision Date: 19/06/2015  
**Proposal:** Garden terracing and detached garden shed.  
**Location:** 10 BRYNHYFRYD STREET, YNYSWEN, TREORCHY, CF42 6DT

**Llwynypia**

**15/0056/10** Decision Date: 11/06/2015  
**Proposal:** Erection of one pair of two storey semi-detached houses (Amended plans received 22/04/2015)  
**Location:** SITE OF FORMER MINERS LIBRARY, INSTITUTE PLACE, LLWYNYPIA, TONYPANDY

**15/0499/10** Decision Date: 11/06/2015  
**Proposal:** Upgrade of rear unit area to incorporate small vintage style tea room with gift shop. Change of Use application.  
**Location:** UNIT 2C TONYPANDY ENTERPRISE PARK, LLWYNYPIA ROAD, TONYPANDY, CF40 2EH

**Cwm Clydach**

**15/0431/10** Decision Date: 19/06/2015  
**Proposal:** 3 storey full width rear extension with dormer bedroom in attic and renew decking area.  
**Location:** 3 TAFF TERRACE, CLYDACH VALE, TONYPANDY, CF40 2BE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/06/2015 and 19/06/2015****Report for Development Control Planning Committee****Tonypandy**

**15/0501/10** Decision Date: 18/06/2015  
**Proposal:** Erection of a detached garage in the rear garden.  
**Location:** 85 KENRY STREET, TONYPANDY, CF40 1DG

**Trealaw**

**15/0524/10** Decision Date: 08/06/2015  
**Proposal:** Rear 1st floor extension.  
**Location:** 15 CHARLES STREET, TREALAW, TONYPANDY, CF40 2UN

**Penygraig**

**15/0484/10** Decision Date: 19/06/2015  
**Proposal:** Demolish existing single storey rear lean-to. Construct new two storey extension to rear of property in place of existing lean-to.  
**Location:** 17 CHAPEL STREET, PENYGRAIG, TONYPANDY, CF40 1QS

**Porth**

**15/0518/10** Decision Date: 17/06/2015  
**Proposal:** Change of Use from car wash to motor vehicle repair garage.  
**Location:** 57 - 60 ABER-RHONDDA ROAD, PORTH, CF39 0BB

**Cymmer**

**14/1622/10** Decision Date: 08/06/2015  
**Proposal:** Construction of new residential dwelling (Amended plans received 13/3/2015)  
**Location:** LAND ADJACENT TO GLYNFACH ROAD, PORTH.

**Ferndale**

**14/1606/10** Decision Date: 12/06/2015  
**Proposal:** Detached House and Garage  
**Location:** LAND TO THE WEST OF LONG ROW AND TO THE SOUTH OF BAPTIST SQUARE, BLAENLLECHAU, CF43 4NP

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/06/2015 and 19/06/2015****Report for Development Control Planning Committee****Cilfynydd****15/0471/10** Decision Date: 10/06/2015**Proposal:** Orangery extension to southern side.**Location:** 112 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NF**Town (Pontypridd)****15/0429/10** Decision Date: 16/06/2015**Proposal:** Development of 2 no. flats.**Location:** 94 - 95 TAFF STREET, PONTYPRIDD, CF37 4SL**15/0561/10** Decision Date: 18/06/2015**Proposal:** Single storey front extension, first floor side extension, conversion of garage into a habitable room, and enlargement of driveway to front.**Location:** 20 VALE GARDENS, GRAIGWEN, PONTYPRIDD, CF37 2HG**Trallwn****15/0334/10** Decision Date: 15/06/2015**Proposal:** Two storey rear extension.**Location:** 75 THURSTON ROAD, PONTYPRIDD, CF37 4RL**Tonteg****15/0331/10** Decision Date: 17/06/2015**Proposal:** Extension to existing Industrial effluent treatment plant (Amended site description 15/05/2015)**Location:** P B GELATINS UK LTD, TAFFS MEAD ROAD, TREForest INDUSTRIAL ESTATE, TREForest, PONTYPRIDD, CF37 5TN**Tonyrefail East****15/0454/10** Decision Date: 11/06/2015**Proposal:** Internal and external changes to existing accommodation to provide two flats (Post office/shop area to remain as existing) (Amended description and plans received 28/04/2015)**Location:** FLAT ABOVE AND TO THE REAR OF THE TONYREFAIL POST OFFICE, COLLENNA ROAD, TONYREFAIL, PORTH, CF39 8EL**15/0456/09** Decision Date: 17/06/2015**Proposal:** Application for a Lawful Development Certificate for an existing use - Hot Food Takeaway, A3 use.**Location:** PO SANG, 14 HIGH STREET, TONYREFAIL, PORTH, CF39 8PG

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/06/2015 and 19/06/2015****Report for Development Control Planning Committee****Beddau**

**15/0531/10** Decision Date: 11/06/2015  
**Proposal:** Single storey extensions and loft conversion.  
**Location:** AROSFA, BRYNTEG, PONTYCLUN, CF72 8LR

**Ty'n y Nant**

**15/0487/10** Decision Date: 19/06/2015  
**Proposal:** Single storey front and rear extension, and alterations to the existing single storey side extension  
**Location:** 8 AEL-Y-BRYN, BEDDAU, PONTYPRIDD, CF38 2AL

**15/0596/10** Decision Date: 19/06/2015  
**Proposal:** Detached playhouse.  
**Location:** 75 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

**Town (Llantrisant)**

**15/0494/10** Decision Date: 08/06/2015  
**Proposal:** Change of use of land and temporary marquee to operate as 'wedding breakfast' venue for 6 months between mid-April and mid-October.  
**Location:** THE OLD LAMB AND FLAG, CASTELLAU ROAD, CASTELLAU, BEDDAU, CF72 8LP

**15/0599/10** Decision Date: 15/06/2015  
**Proposal:** Replacement of existing wooden framed porch to front elevation of property, with brick & block cavity porch including cloakroom/WC  
**Location:** 8 GREENLANDS ROAD, LLANTRISANT, PONTYCLUN, CF72 8QD

**Talbot Green**

**15/0181/10** Decision Date: 16/06/2015  
**Proposal:** Single storey extension to the front and side of the property.  
**Location:** 28 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN, CF72 8HR

**15/0405/10** Decision Date: 08/06/2015  
**Proposal:** Two storey side extension and internal remodelling.(Amended plans received 24th April 2015 and amended Ownership Certificate received 28th April 2015)  
**Location:** 23 WOODFIELD ROAD, TALBOT GREEN, PONTYCLUN, CF72 8JF

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 08/06/2015 and 19/06/2015**

**Report for Development Control Planning Committee**

---

**Pontyclun**

**15/0478/10**

Decision Date: 08/06/2015

**Proposal:**

Change of use from B2 to B2/A3 to provide a commercial kitchen.

**Location:**

UNIT 2, PONTYCLUN JOINERY, JUNCTION INDUSTRIAL ESTATE, PONTYCLUN, CF72 9ES

---

**15/0532/10**

Decision Date: 16/06/2015

**Proposal:**

Porch extension to principal elevation.

**Location:**

10 ROWAN TREE LANE, MISKIN, PONTYCLUN, CF72 8SF

---

**15/0556/10**

Decision Date: 15/06/2015

**Proposal:**

Erection of single storey extension to rear

**Location:**

13 HEOL MISKIN, PONTYCLUN, CF72 9AJ

---

**15/0566/15**

Decision Date: 19/06/2015

**Proposal:**

Variation of condition 1 of previously approved application 10/0395 to extend the period of time to commence works for a further five years (bedroom extension over garage).

**Location:**

15 PANT Y DDERWEN, TALBOT GREEN, PONTYCLUN, CF72 8LY

---

Total Number of Delegated decisions is 35



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 08/06/2015 and 19/06/2015**

**Report for Development Control Planning Committee**

---

**Penrhiwceiber**

**15/0434/10** Decision Date: 12/06/2015

**Proposal:** Demolition of existing domestic garage(C3) and erection of a single storey timber frame dwelling (C3).

**Location:** 7 MORGAN STREET, MOUNTAIN ASH, CF45 3YN

**Reason: 1** The proposed development would represent backland development that would fail to integrate positively with the existing pattern of development in the immediate area contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed development by virtue of its design would result in an inappropriate and unsympathetic addition that would have a detrimental impact on the character and appearance of the surrounding area. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** 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 development will remove existing parking provision and generate additional on-street car parking in an area where there is already considerable demand leading to unaccepted highway safety concerns to the detriment of safety to all highway users.

The proposed parking space is sub-standard and will result in a parked vehicle overhanging the adjacent public footway narrowing the available width to the detriment of safety of all highway users.

---

**Ferndale**

**15/0562/10** Decision Date: 17/06/2015

**Proposal:** Build above existing side annexe walls and provide roof covering to create garage and utility room.

**Location:** VALLEY VIEW, AYRON STREET, FERNDAL, CF43 4HY

**Reason: 1** The proposed garage/utility room by virtue of its siting and height and mass would have an unacceptable overbearing impact upon numbers 15, 16 and 17 Dyffryn Street. As such, it would have a significant detrimental effect on the level of residential amenity enjoyed by those occupiers. Accordingly, the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 08/06/2015 and 19/06/2015**

**Report for Development Control Planning Committee**

---

**Cilfynydd**

**15/0409/10** Decision Date: 12/06/2015

**Proposal:** Construction of garden retaining wall with steps to rear garden.

**Location:** 103 PONTSHONNORTON ROAD, PONTYPRIDD, CF37 4ND

**Reason: 1** The development, as a result of its scale, design, and height, would have an unacceptable detrimental impact upon the levels of amenity and privacy currently enjoyed by residents of the immediate neighbouring properties arising from overlooking and loss of privacy. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

**Graig**

**15/0436/10** Decision Date: 12/06/2015

**Proposal:** 1 No. dormer to roof to front elevation.

**Location:** 1 BLACK ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PP

**Reason: 1** The proposed dormer extension by virtue of its scale, design and subsequent mass and bulk would result in an inappropriate and unsympathetic addition that would have a detrimental impact on the character and appearance of the existing building and the surrounding locality. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

Total Number of Delegated decisions is 4