

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
5 NOVEMBER 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.14
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 02/10/2015 and 21/10/2015.

No Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
No Overview of Enforcement Cases.
No Enforcement Delegated Decisions.

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

5 NOVEMBER 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: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Hirwaun****15/1149/01** Decision Date: 09/10/2015**Proposal:** Metalwork hanging painted sign.**Location:** 40 & 41 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW**Aberdare West/Llwydcoed****15/0557/09** Decision Date: 07/10/2015**Proposal:** Single storey extension / internal alterations at the above property required in order to enhance existing kitchen / dining facilities. Proposed floor area 11 sq metres.**Location:** 55 POTTERS FIELD, TRECYNON, ABERDARE, CF44 8HX**15/1139/10** Decision Date: 14/10/2015**Proposal:** Replacement of wooden shed at rear of property.**Location:** 10 CLIVE STREET, TRECYNON, ABERDARE, CF44 8PE**Cwmbach****15/1013/10** Decision Date: 09/10/2015**Proposal:** Extend back and front of garage so it is full depth of the house, including front kitchen extension. Replace current flat roof with sloping tiled roof.**Location:** 71 PINECROFT AVENUE, CWMBACH, ABERDARE, CF44 0NB**15/1192/10** Decision Date: 19/10/2015**Proposal:** Erect bay window to the front elevation.**Location:** 62 PINECROFT AVENUE, CWMBACH, ABERDARE, CF44 0NB**Mountain Ash West****15/0941/10** Decision Date: 09/10/2015**Proposal:** Garage conversion into a bedroom.**Location:** 1 FOREST VIEW, MOUNTAIN ASH, CF45 3DU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 02/10/2015 and 21/10/2015

Report for Development Control Planning Committee

Penrhiwceiber

15/0787/10

Decision Date: 09/10/2015

Proposal:

Pair of 3 bedroom, semi-detached dwellings.

Location:

PLOT 1, CYNON TERRACE, PENRHIWCEIBER, MOUNTAIN ASH CF45 3SU.

15/1083/10

Decision Date: 14/10/2015

Proposal:

External straight stairlift to front steps of property.

Location:

53 PARK STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3YW

15/1132/09

Decision Date: 12/10/2015

Proposal:

Shower room extension at rear of property.

Location:

86 PARK STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3YL

Abercynon

15/1098/10

Decision Date: 08/10/2015

Proposal:

Erection of single storey utility room to front elevation.

Location:

1 INCLINE TOP, ABERCYNON, MOUNTAIN ASH, CF45 4EH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Treherbert****15/0812/10**

Decision Date: 02/10/2015

Proposal:

Single dwelling on site of domestic garage associated with existing manor house.

Location:

FERNHILL, CASTLETON AVENUE, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5SS

15/1095/01

Decision Date: 05/10/2015

Proposal:

2 x Internally Illuminated Fascia sign, 1 x Non Illuminated ACM Panel and 1 x Non Illuminated Service Menu Board

Location:

THE CO OPERATIVE PHARMACY, WILLIAM STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5JJ

Treorchy**15/1184/08**

Decision Date: 16/10/2015

Proposal:

Installation of steel framed canopy over entrance / exit to upper floor.

Location:

PARC PRIMARY SCHOOL, TALLIS STREET, CWMPARC, TREORCHY, CF42 6LY

Ystrad**15/1050/10**

Decision Date: 09/10/2015

Proposal:

Proposed detached dwelling with integral garage (Amendment to consent ref: P/13/0028/10).

Location:

LAND ADJACENT TO ARFRYN, PENRHYS ROAD, YSTRAD, PENTRE, CF41 7SW

Cwm Clydach**15/1018/10**

Decision Date: 19/10/2015

Proposal:

Demolition of existing shed and replace with new garage.

Location:

18 ADAMS STREET, CLYDACH, TONYPANDY, CF40 2DU

Penygraig**15/1163/01**

Decision Date: 09/10/2015

Proposal:

1 x Non illuminated fascia sign, 1 x Internally illuminated projecting sign and 1 x Window vinyl graphics

Location:

THE CO OPERATIVE PHARMACY, 62 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Porth**

- 15/1092/10** Decision Date: 09/10/2015
Proposal: 2 no. existing external ATM's replaced with newer model ATM's and associative works.
Location: HSBC, 78 HANNAH STREET, PORTH, CF39 9RE

- 15/1111/01** Decision Date: 09/10/2015
Proposal: Non-illuminated signage.
Location: HSBC, 78 HANNAH STREET, PORTH, CF39 9RE

- 15/1114/10** Decision Date: 21/10/2015
Proposal: Construction of hard standing to rear of property.
Location: 29 ALDERGROVE ROAD, PORTH, CF39 0LP

Cymmer

- 15/1112/10** Decision Date: 13/10/2015
Proposal: Single storey side and rear extensions, with associated steps, retaining wall and driveway.
Location: O'R DIWEDD, 1 PLEASANT VIEW, TREHAFOD, PONTYPRIDD, CF37 2NT

Ynyshir

- 15/0756/10** Decision Date: 05/10/2015
Proposal: Elevated rear decked platform. (Amended plans received 01/09/15)
Location: 47 UPPER GYNOR PLACE, YNYSHIR, PORTH, CF39 0NW

Tylorstown

- 15/1181/10** Decision Date: 21/10/2015
Proposal: External vertical lift.
Location: 25 DERI TERRACE, TYLORSTOWN, FERNDALE, CF43 3NB

Glyncoch

- 15/1193/10** Decision Date: 19/10/2015
Proposal: Erect conservatory to the rear elevation.
Location: 21 CONWAY CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3AW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Town (Pontypridd)**

- 15/0883/12** Decision Date: 06/10/2015
Proposal: Replacement of existing ATM and internal works to remove non-structural partitions for replacement in different locations and associated decoration.
Location: NATWEST, 1-3 TAFF STREET, PONTYPRIDD, CF37 4UU

- 15/1214/10** Decision Date: 19/10/2015
Proposal: Construct new front and rear facing dormers in roof
Location: 49 WHITEROCK AVENUE, GRAIGWEN, PONTYPRIDD, CF37 2EL

Rhydyfelin Central

- 15/0774/10** Decision Date: 15/10/2015
Proposal: Rear single storey extension.
Location: DWYN AFAL, DYNEA CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5EG

- 15/0887/10** Decision Date: 07/10/2015
Proposal: External alterations to 3 no. apartment buildings, including the replacement of rendering, windows, fascias, rainwater goods and roofing; the creation of a new porch; the erection of 3 no. refuse stores; and the erection
Location: 48-58, 60-70, 72-82 SHAKESPEARE RISE, RHYDYFELIN, PONTYPRIDD, CF37 5HA

Hawthorn

- 15/1158/10** Decision Date: 19/10/2015
Proposal: 2 storey rear extension.
Location: 12 POPLAR ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5LR

Ffynon Taf

- 15/1206/01** Decision Date: 16/10/2015
Proposal: Internally illuminated advert sign to front elevation (retrospective).
Location: SHOWCASE CINEMAS, HEOL YR ODYN, TREFOREST INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7QX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Llantwit Fardre**

- 15/1035/10** Decision Date: 08/10/2015
Proposal: Two storey rear extension incorporating balcony and single storey side extension (Amendment to planning permission 15/0215/10)
Location: 6 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU

- 15/1087/10** Decision Date: 09/10/2015
Proposal: Two storey side extension.
Location: 36 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NT

- 15/1157/10** Decision Date: 12/10/2015
Proposal: Single storey extension to rear with lantern roof and first floor extension to side
Location: 35 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

Church Village

- 15/1162/01** Decision Date: 19/10/2015
Proposal: 1 x Internally illuminated fascia sign, 1 x Internally illuminated projecting sign.
Location: THE CO OPERATIVE PHARMACY, 1 MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PY

- 15/1176/10** Decision Date: 13/10/2015
Proposal: Two storey side extension to existing property.
Location: 10 HEOL-Y-FRO, CHURCH VILLAGE, PONTYPRIDD, CF38 1UD

Tonteg

- 15/1085/10** Decision Date: 19/10/2015
Proposal: Refurbishment of an existing retail unit and incorporating new w.c. and office facilities. Retaining self-contained flat over (upper levels).
Location: 18 MAIN ROAD, TONTEG, PONTYPRIDD, CF38 1PN

- 15/1156/01** Decision Date: 05/10/2015
Proposal: 1 x Internally illuminated fascia sign, 1 x Non illuminated fascia sign and 1 x Internally illuminated tray sign
Location: THE CO OPERATIVE PHARMACY, CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EG

Gilfach Goch

- 15/1182/01** Decision Date: 21/10/2015
Proposal: 2 x Externally illuminated fascia signs and 4 x Window vinyl graphics
Location: CWM GWYRDD MEDICAL CENTRE, SWN-YR-AFON, GILFACH GOCH, PORTH, CF39 8SX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Tonyrefail East**

- 15/0997/10** Decision Date: 13/10/2015
Proposal: 2 storey extension to side. (Amended plans received 23/09/2015)
Location: 3 THE MEADOWS, COEDEL, TONYREFAIL, PORTH, CF39 8BS

- 15/1100/01** Decision Date: 07/10/2015
Proposal: 2 x Internally illuminated fascia sign 1 x Internally illuminated projecting sign
Location: THE CO OPERATIVE PHARMACY, PARK LANE, TONYREFAIL, PORTH, CF39 8AF

Beddau

- 15/1077/01** Decision Date: 14/10/2015
Proposal: 1 x Internally Illuminated Fascia sign and 1 x Non Illuminated Window Vinyl (Amended location plan received 24/08/15)
Location: UNIT 2 THE CO OPERATIVE PHARMACY, COMMON APPROACH, GWAUNMISKIN ROAD, BEDDAU, PONTYPRIDD, CF38 2BL

Town (Llantrisant)

- 15/0634/10** Decision Date: 02/10/2015
Proposal: Installation /erection of a woodframed and clad garden shed with felt roof
Location: 9 CHURCH STREET, LLANTRISANT, PONTYCLUN, CF72 8EW
- 15/0975/10** Decision Date: 09/10/2015
Proposal: Erection of a self contained pre-manufactured office building
Location: EAST CAERLAN FARM, NEWBRIDGE ROAD, LLANTRISANT, PONTYCLUN, CF72 8EX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Talbot Green**

15/0792/10 Decision Date: 19/10/2015
Proposal: Change of use for eight parking spaces to hand car wash and valeting operation, including installation of an office and erection of a canopy.
Location: TESCO EXTRA, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8RB

15/0793/01 Decision Date: 19/10/2015
Proposal: Advertisement of the proposed hand car wash and valeting service.
Location: TESCO EXTRA, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8RB

15/1027/10 Decision Date: 21/10/2015
Proposal: Operational Development including screening and erection of timber decking.
Location: LA LUNA RESTAURANT, 79-81 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AE

15/1078/10 Decision Date: 05/10/2015
Proposal: Erection of air conditioning condenser units on the rear wall of the building exterior
Location: POUNDLAND, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

Pontyclun

15/1167/09 Decision Date: 14/10/2015
Proposal: Rear extension to form single storey family room.
Location: 105 YNYSDDU, PONTYCLUN, CF72 9UE

15/1205/09 Decision Date: 14/10/2015
Proposal: Single storey rear extension
Location: CAMERON HOUSE, COWBRIDGE ROAD, TALYGARN, PONTYCLUN, CF72 9JU

Llanharry

15/1183/10 Decision Date: 19/10/2015
Proposal: Two storey side extension and one storey rear extension with velux roof windows. Dwarf wall at front and replace side timber fence with new brickwork wall, with timber panel insert.
Location: 11 CLOS GWERNEN, LLANHARRY, PONTYCLUN, CF72 9GH

Brynna

15/1152/15 Decision Date: 21/10/2015
Proposal: Remove or vary a condition relating to application 14/0651/10 to continue with dog grooming parlour business on a permanent basis to Monday to Friday 09:30 to 17:00 hours.
Location: 14 WOODFIELD STREET, LLANHARAN, PONTYCLUN, CF72 9RT

Total Number of Delegated decisions is 50

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****15/1093/13** Decision Date: 19/10/2015**Proposal:** Construction of a total of 8 no. 3 bedroom dwellinghouses (3 No. 3 storey townhouses, 4 No. (2 pairs) 2 storey semi-detached houses and 1 No. 2 storey detached house).**Location:** ROBERTSTOWN NURSERY SCHOOL, PHILLIP STREET, ROBERTSTOWN, ABERDARE, CF44 8ET**Reason: 1** The planning application proposes highly vulnerable development, housing, within Zone C2 of the Development Advice Map (DAM) contained in TAN15. The Flood Consequence Assessment fails to demonstrate that the risks and consequences of flooding can be managed, contrary to the requirements of Policy AW10 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** Insufficient information has been submitted to prove that a residential development on the would not have a detrimental impact on the ecological value and natural heritage of the area, contrary to the requirements of policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.**Mountain Ash West****15/1130/10** Decision Date: 21/10/2015**Proposal:** Change of use from garden store to self-contained, one bedroom dwelling incorporating a two storey side extension and first floor extension over the existing.**Location:** LAND TO THE REAR OF 49-50 FOREST VIEW, GLENBOI, MOUNTAIN ASH, CF45 3DU**Reason: 1** The proposed development by reason of its scale and proximity to the neighboring property to the west (no. 49 Forest View), would result in an overbearing form of development to the detriment of the level of residential amenity currently enjoyed by those occupiers. As such the proposal is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.**Reason: 2** The proposed development, by reason of its design and external appearance, would result in a form of development which would be out of keeping with the established character of the street scene. As such the proposal is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.**Reason: 3** The application site lies within an area that is defined as being a Development High Risk Area for Coal Mining. Insufficient information has been provided to accurately assess the potential risks associated with the coal mining features and hazards which may be present on site. As such, the proposed development would be contrary to policy AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 02/10/2015 and 21/10/2015****Report for Development Control Planning Committee****Aberaman South****15/0656/10** Decision Date: 21/10/2015**Proposal:** Change of use from garage to bedsit.**Location:** YR HEN BECWS, REAR OF 16 FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NS**Reason: 1** 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 pedestrian and highway safety in the vicinity of the application site for the following reasons:

The proposed development will generate additional vehicular movements along the sub-standard street in terms of visibility with lack of turning area resulting in multiple reversing movements to and from Fforchaman Road to the detriment of safety of all highway users and free flow of traffic.

In the absence of parking provision the proposal would create additional on-street parking demand to the detriment of safety of all highway users and free flow of traffic.

Llantwit Fardre**15/0923/13** Decision Date: 05/10/2015**Proposal:** Outline application for a single dwelling house adjacent to No. 2 Bryn Villa.**Location:** BRYN VILLA, 2 LLANTRISANT ROAD, LLANTWIT FARDRE, CF38 2HA**Reason: 1** The development, as a result of its siting, scale and height, would have an unacceptable detrimental impact upon the levels of amenity and privacy currently enjoyed by residents of the immediate neighbouring property Melrose arising from overbearing, overshadowing and overlooking. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**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 development would remove the potential for no. 2 Bryn Villa to provide off-street parking and would result in additional on-street parking by calling, service and delivery vehicles to the detriment of safety of highway users and the free flow of traffic on a classified route (B4595) which is also a bus route.

Total Number of Delegated decisions is 4