

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017:

**DEVELOPMENT CONTROL
COMMITTEE
1 DECEMBER 2016**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 9
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 07/11/2016 and 18/11/2016.

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

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED
(Committee 01/12/16)

APPLICATION NO: 16/0335/10
APPEAL REF: A/16/3162047
APPLICANT: Mr D Edwards
DEVELOPMENT: Demolition of former public house and construction of 18 affordable apartments (Amended plans and information received 22/08/2016)
LOCATION: HAND AND SQUIRREL PUBLIC HOUSE, 19 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AL
APPEAL RECEIVED: 08/11/2016
APPEAL START DATE: [16/11/2016](#)

APPLICATION NO: 16/0797/10
APPEAL REF: D/16/3161644
APPLICANT: Mr M Hervey
DEVELOPMENT: Create a new driveway and construct a garage/workshop to the front of our house.
LOCATION: GREYSTONES, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3BL
APPEAL RECEIVED: 24/10/2016
APPEAL START DATE: [10/11/2016](#)

APPEALS DECISIONS RECEIVED

APPLICATION NO: 16/0258/10
APPEAL REF: E/16/3149698
APPLICANT: Mr K Stewart
DEVELOPMENT: Alterations to rear roof and windows/doors to side and rear.
LOCATION: 20 SION STREET, PONTYPRIDD, CF37 4SD
DECIDED: Refused
DECISION: 27/04/2016
APPEAL RECEIVED: 04/05/2016
APPEAL DECIDED: 17/11/2016
APPEAL DECISION: Dismissed

APPLICATION NO: 15/0782/10
APPEAL REF: A/16/3154606
APPLICANT: Mr S Prosser
DEVELOPMENT: One residential dwelling (4 Bed).
LOCATION: LAND LYING TO THE WEST OF YNYSYBWL ROAD, TREALAW, TONYPANDY, CF40 2LL
DECIDED: Refused
DECISION: 05/02/2016
APPEAL RECEIVED: 15/07/2016
APPEAL DECIDED: 10/11/2016
APPEAL DECISION: Dismissed

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 07/11/2016 and 18/11/2016****Report for Development Control Planning Committee****Rhigos****16/1093/10**

Decision Date: 08/11/2016

Proposal:

Two storey rear extension and loft conversion.

Location:

1 BRYNGOLWIG HOUSE, RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9UG

Hirwaun**16/1108/10**

Decision Date: 10/11/2016

Proposal:

Construction of a new retaining wall to assist in leveling the garden surface, with brick piers and feather edge fence.

Location:

111 SPRINGFIELD GARDENS, HIRWAUN, ABERDARE, CF44 9LQ

Aberdare West/Llwydcoed**16/1008/10**

Decision Date: 11/11/2016

Proposal:

Install a SPS envirowall insulated render with 1.5mm silicone top coat finish, cream in colour.

Location:

TONCLWYD FAWR INN, DARE ROAD, CWMDARE, ABERDARE, CF44 8UB

16/1077/10

Decision Date: 11/11/2016

Proposal:

Kitchen extension to rear.

Location:

32 WILLOW GROVE, CWMDARE, ABERDARE, CF44 8BS

16/1109/10

Decision Date: 15/11/2016

Proposal:

Extension at first floor over existing garage

Location:

82 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ

16/1197/23

Decision Date: 17/11/2016

Proposal:

Demolition of former school buildings.

Location:

ABERDARE HIGH SCHOOL, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8SS

Aberdare East**16/1049/10**

Decision Date: 15/11/2016

Proposal:

Detached dwelling house with single garage.

Location:

LAND ADJOINING NO 5 AGENT'S ROW (SITE OF NO'S 1 TO 4 INCLUSIVE), ABER-NANT, ABERDARE, CF44 0SW

Mountain Ash East**16/0801/19**

Decision Date: 15/11/2016

Proposal:

Crown thinning to Oak, Ash, Sycamore and Birch trees at rear garden.

Location:

17 BRON-Y-DERI, MOUNTAIN ASH, CF45 4LL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 07/11/2016 and 18/11/2016****Report for Development Control Planning Committee****Mountain Ash West****16/0921/10** Decision Date: 08/11/2016**Proposal:** Single storey side extension.**Location:** 7 MEADOW CLOSE, MOUNTAIN ASH, CF45 3DN**16/1062/10** Decision Date: 08/11/2016**Proposal:** New boundary fence and raised decking.**Location:** 8 GWERNIFOR STREET, DARRAN LAS, MOUNTAIN ASH, CF45 3NA**Penrhiwceiber****16/1076/10** Decision Date: 10/11/2016**Proposal:** New build for bedroom extension for disabled child, via housing grant with local authority.**Location:** 7 OAKLAND STREET, MOUNTAIN ASH, CF45 3AL**Abercynon****16/0595/10** Decision Date: 14/11/2016**Proposal:** Construction of 3 No. detached residential dwellings with access and off-street parking to front of properties.**Location:** LAND TO THE REAR OF GREENFIELD TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4TF**16/0971/10** Decision Date: 15/11/2016**Proposal:** Extension to Unit**Location:** UNIT 1-2-3, PONTCYNON INDUSTRIAL ESTATE, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4EP**Ynysybwl****16/1012/10** Decision Date: 11/11/2016**Proposal:** Erection of a livestock shed that will be used for carrying out all sheep stock tasks under cover and housing livestock.**Location:** MYNACHDY FARM, MYNACHDY ROAD, YNYSYBWL, PONTYPRIDD, CF37 3PP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 07/11/2016 and 18/11/2016****Report for Development Control Planning Committee****Aberaman North**

16/1084/10 Decision Date: 15/11/2016
Proposal: Rear extension and internal alterations to existing dwelling.
Location: 9 HILLCREST AVENUE, ABERAMAN, ABERDARE, CF44 6YH

16/1112/23 Decision Date: 17/11/2016
Proposal: Demolition of school buildings.
Location: BLAENGWAWR COMPREHENSIVE SCHOOL, CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN

16/1114/23 Decision Date: 17/11/2016
Proposal: Demolition of buildings
Location: MAESYFFYNNON HFE, BLAENGWAWR CLOSE, ABERAMAN, ABERDARE, CF44 6TW

Aberaman South

16/0752/10 Decision Date: 10/11/2016
Proposal: Footpath from clubhouse to 3G pitch to allow for disabled access and hardstand at pitch for spectators.
Location: ABERCWMBOI RUGBY CLUB, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6AX

16/1087/10 Decision Date: 08/11/2016
Proposal: Proposed 2 storey extension.
Location: 18 ELM STREET, ABERCWMBOI, ABERDARE, CF44 6AS

16/1124/10 Decision Date: 15/11/2016
Proposal: Proposed extension to side and rear.
Location: 36 KINGSBURY PLACE, CWMAMAN, ABERDARE, CF44 6LH

Tonypandy

16/1039/10 Decision Date: 07/11/2016
Proposal: Conservatory set on an existing raised patio area to rear of dwelling.
Location: 47 PRIMROSE STREET, TONYPANDY, CF40 1BQ

Tylorstown

16/1075/10 Decision Date: 10/11/2016
Proposal: Proposed single storey extension and internal alterations.
Location: 26 BRONDEG STREET, TYLORSTOWN, FERNDAL, CF43 3AS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 07/11/2016 and 18/11/2016****Report for Development Control Planning Committee****Glyncoch****16/1113/23** Decision Date: 17/11/2016**Proposal:** Demolition of school buildings**Location:** TY GWYN SCHOOL, CEFN LANE, GLYNCOCH, PONTYPRIDD, CF37 3BP**Town (Pontypridd)****16/0985/10** Decision Date: 08/11/2016**Proposal:** Change of use from A1 to A2.**Location:** ADREF CHARITY SHOP, 49 MILL STREET, PONTYPRIDD, CF37 2SN**Rhondda****16/1086/10** Decision Date: 11/11/2016**Proposal:** Demolition of existing boundary wall and construction of new boundary wall to match existing.**Location:** 19 TELELKEBIR ROAD, HOPKINSTOWN, PONTYPRIDD, CF37 2RL**16/1090/10** Decision Date: 11/11/2016**Proposal:** Domestic garage.**Location:** MON ABRI, 40 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL**Llantwit Fardre****16/0992/10** Decision Date: 08/11/2016**Proposal:** Demolish existing garden shed and replace with single storey extension to side of dwelling.**Location:** 4 CHURCH CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NW**16/1105/10** Decision Date: 08/11/2016**Proposal:** Garage conversion to form a study room.**Location:** 26 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA**16/1110/10** Decision Date: 15/11/2016**Proposal:** First floor side extension to form new bedroom and enlarge rear small bedroom, above existing garage, utility room and breakfast room and single storey rear extension for enlarged kitchen.**Location:** 5 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX**Tonteg****16/0965/10** Decision Date: 08/11/2016**Proposal:** Loft conversion with front and rear dormer windows.**Location:** 8 UNDERHILL DRIVE, TONTEG, PONTYPRIDD, CF38 1NW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/11/2016 and 18/11/2016

Report for Development Control Planning Committee

Tonyrefail West

16/0858/10

Decision Date: 17/11/2016

Proposal: Proposed 4 Bedroom detached dwelling with detached garage.

Location: CROWN BUILDINGS, DUFFRYN TERRACE, TONYREFAIL, PORTH, CF39 8HB

Town (Llantrisant)

16/0824/19

Decision Date: 11/11/2016

Proposal: To reduce tree to a safe height.

Location: 35 CLOS CEFN GLAS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS

Talbot Green

16/1003/01

Decision Date: 07/11/2016

Proposal: Replacement signage scheme comprising of 4 no. Pizza Hut text fascia signs, 1 no. takeaway fascia sign, 1 no. come on in fascia sign, 1 no. menu messaging canopy sign.

Location: PIZZA HUT, TALBOT GREEN, PONTYCLUN, CF72 8LW

Brynna

16/1058/01

Decision Date: 10/11/2016

Proposal: 1 x illuminated fascia logo only, 1 x internally illuminated projector, 1 x internally illuminated logo and 1 x non-illuminated wall mounted aluminium panel.

Location: NEW DISTRICT CENTRE, FORMER BRYNCAE IND. EST. BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

Total Number of Delegated decisions is 34

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/11/2016 and 18/11/2016

Report for Development Control Planning Committee

Ystrad

16/1034/10 Decision Date: 10/11/2016

Proposal: Erection of garage with roller shutter doors, demolish and re-build boundary walls, install steel stairway to access garage and associated retaining structures.

Location: 91 TYNTYLA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SR

Reason: 1 The proposed garage, by virtue of its excessive length and height, would represent a visually incongruous and un-neighbourly form of development which would have a detrimental impact on both the character and appearance of the surrounding area and the residential amenity of surrounding neighbours. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Pontyclun

16/1056/10 Decision Date: 11/11/2016

Proposal: Two storey rear extension and alteration to existing roof.

Location: 18 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

Reason: 1 The proposed extension, by virtue of its siting and overall visual appearance, would form a discordant and incongruous feature within the street scene which would have a detrimental impact on the character and appearance of the existing dwelling and wider area. It would create a harmful level of overlooking on surrounding properties and would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 2

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

1 DECEMBER 2016

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

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