

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
3 AUGUST 2017**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.7
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 03/07/2017 and 21/07/2017.

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 for this Committee.

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED
(Committee 20/07/2017)

APPLICATION NO: 16/0865/10
APPEAL REF: A/17/3179707
APPLICANT: Mr David Rees
DEVELOPMENT: Construction of 2 storey, 2 bedroom house in garden of no. 1 Graig-Yr-Helfa Road (amended plans received 02/09/16 showing revised siting of proposed house).
LOCATION: 1 GRAIG-YR-HELFA ROAD, PONTYPRIDD, CF37 4AR
APPEAL RECEIVED: 18/07/2017
APPEAL START DATE: 18/07/2017

APPEALS DECISIONS RECEIVED

APPLICATION NO: 16/0736/13
APPEAL REF: A/17/3168960
APPLICANT: Taff Homes Ltd
DEVELOPMENT: Outline application (with all matters reserved) for 15 houses including access (Amended details and indicative plans received)
LOCATION: LAND ADJ PANTYGRAIGWEN ROAD, PONTYPRIDD
DECIDED: (Appeal against non-determination)
APPEAL RECEIVED: 07/02/2017
APPEAL DECIDED: 09/02/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/1265/10
APPEAL REF: A/17/3172006
APPLICANT: Mr Tomos Israel
DEVELOPMENT: Detached garage.
LOCATION: 22 PARK VIEW, LLANTRISANT, PONTYCLUN, CF72 8DL
DECIDED: Granted (Appeal Against Conditions)
DECISION: 29/12/2016
APPEAL RECEIVED: 19/03/2017
APPEAL DECIDED: 12/07/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 16/0689/10
APPEAL REF: A/17/3173537
APPLICANT: Teify Davies Ltd
DEVELOPMENT: Partial re-construction of building together with refurbishment and improvements. Change of use of existing chapel of rest to provide funeral services (Amended description 13/07/16). (Amended plans and additional information received 10/08 and 25/08/16)
LOCATION: WYNDHAM CRESCENT FUNERAL HOME, CARDIFF

ROAD, ABERAMAN, ABERDARE, CF44 6RR
DECIDED: Refused
DECISION: 18/10/2016
APPEAL RECEIVED: 11/04/2017
APPEAL DECIDED: 12/07/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 16/1334/10
APPEAL REF: D/17/3175691
APPLICANT: Mr Llewelyn Hughes
DEVELOPMENT: Proposed retention of raised timber decking to front garden.
LOCATION: 49 TRENEOL, CWMAMAN, ABERDARE, CF44 6HF
DECIDED: Refused
DECISION: 27/03/2017
APPEAL RECEIVED: 14/05/2017
APPEAL DECIDED: 07/07/2017
APPEAL DECISION: Dismissed

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

PLANNING & DEVELOPMENT COMMITTEE

3 AUGUST 2017

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 494758)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Hirwaun

- 17/0565/09** Decision Date: 14/07/2017
Proposal: Certificate of lawful development for the proposed construction of a rear dormer roof extension and insertion of rooflights to the front elevation.
Location: 34 DENBEIGH COURT, HIRWAUN, ABERDARE, CF44 9QH

Aberdare East

- 17/0652/01** Decision Date: 21/07/2017
Proposal: Installation of a 46" TV within a metal shroud at the front elevation showing static Santander marketing campaigns. New 40mm depth aluminium fascia signage non illuminated.
Location: SANTANDER, 17 VICTORIA SQUARE, ABERDARE, CF44 7LA

- 17/0653/10** Decision Date: 21/07/2017
Proposal: Shop front refurbishment including new ATM position with a metal shroud to cover internal ATM room. New 10.8mm glazed panels after removal of current timber posts due to poor condition. New decoration in white.
Location: SANTANDER, 17 VICTORIA SQUARE, ABERDARE, CF44 7LA

Cwmbach

- 17/0479/10** Decision Date: 05/07/2017
Proposal: Build on top of existing single storey extension for bedroom and bathroom.
Location: 6 DANIEL STREET, CWMBACH, ABERDARE, CF44 0EB

- 17/0530/10** Decision Date: 11/07/2017
Proposal: Sunroom.
Location: 3 GLASLYN DRIVE, CWMBACH, ABERDARE, CF44 0LZ

Penrhiwceiber

- 16/1147/10** Decision Date: 05/07/2017
Proposal: Proposed residential development of two detached dwellings with integral garages and parking. (Amended plans received 08/05/17)
Location: LAND ADJACENT TO CWRT LLANWONNO, LLANWONNO ROAD, MOUNTAIN ASH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Abercynon

17/0263/10 Decision Date: 11/07/2017
Proposal: Change of use of building from public house with associated flat above to single residential dwelling. (Amended site layout plan received 12/06/17)
Location: THE ROYAL OAK PUBLIC HOUSE, INCLINE TOP, ABERCYNON, MOUNTAIN ASH, CF45 4EW

17/0351/09 Decision Date: 06/07/2017
Proposal: Concrete hardstanding and erect garage/workshop.
Location: 80 PARK VIEW, ABERCYNON, MOUNTAIN ASH, CF45 4TR

17/0494/10 Decision Date: 21/07/2017
Proposal: Single storey extension to side of house.
Location: 3 ARGYLE STREET, ABERCYNON, MOUNTAIN ASH, CF45 4TY

17/0621/10 Decision Date: 21/07/2017
Proposal: Single storey sun room/lounge to side of house and detached building for store, gym and garage.
Location: 6 TRESSILIAN PLACE, ABERCYNON, MOUNTAIN ASH, CF45 4PD

Ynysybwl

17/0518/10 Decision Date: 04/07/2017
Proposal: Single storey extension to side of dwelling.
Location: 22 BROOKFIELD, YNYSYBWL, PONTYPRIDD, CF37 3HD

Aberaman North

17/0435/10 Decision Date: 20/07/2017
Proposal: Detached 3 bedroom bungalow with detached garage.
Location: LAND ADJOINING 29 BRYNHEULOG TERRACE, ABERAMAN, ABERDARE, CF44 6EW

Aberaman South

17/0440/10 Decision Date: 04/07/2017
Proposal: Removal of old portable storage lock up. Replacement of new portable storage lock up.
Location: CANOLFAN COMMUNITY CENTRE, THE GLYNHAFOD BUS TERMINUS, GLANRHYD STREET, CWMAMAN, ABERDARE, CF44 6LB

Treorchy

17/0599/10 Decision Date: 14/07/2017
Proposal: Replace shop front.
Location: 3 HIGH STREET, TREORCHY, CF42 6AE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Pentre

17/0690/10 Decision Date: 21/07/2017

Proposal: Conservatory.

Location: ROMA, 15 MAINDY GROVE, TON PENTRE, PENTRE, CF41 7EY

Cwm Clydach

17/0639/09 Decision Date: 05/07/2017

Proposal: Certificate of lawful development for a proposed rear extension to existing kitchen.

Location: 10 PLEASANT TERRACE, CLYDACH, TONYPANDY, CF40 2DS

Tonypandy

17/0432/10 Decision Date: 21/07/2017

Proposal: Single storey rear extension (full width).

Location: 81 PRIMROSE STREET, TONYPANDY, CF40 1BJ

Trealaw

17/0679/10 Decision Date: 21/07/2017

Proposal: First floor rear extension.

Location: 30 NEW CENTURY STREET, TREALAW, TONYPANDY, CF40 2PE

Penygraig

17/0561/10 Decision Date: 19/07/2017

Proposal: Proposed rear 3 storey extension.

Location: 7 CORNWALL ROAD, WILLIAMSTOWN, TONYPANDY, CF40 1PR

17/0613/10 Decision Date: 05/07/2017

Proposal: Demolition and rebuild of an existing domestic garage and relocation of 1.8m high fence.

Location: 25A NANTGWYN STREET, PENYGRAIG, TONYPANDY, CF40 1LS

17/0654/10 Decision Date: 21/07/2017

Proposal: Proposed Three Storey Rear Extension.

Location: 2 JAMES STREET, PENYGRAIG, TONYPANDY, CF40 1TS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Porth

17/0546/10 Decision Date: 06/07/2017
Proposal: Proposed single storey and first floor extension to rear.
Location: 7 WEST TAFF STREET, PORTH, CF39 9PB

Ynyshir

17/0521/10 Decision Date: 06/07/2017
Proposal: First floor extension to form two bedrooms
Location: 4 CAE SIRIOL, YNYSHIR, PORTH, CF39 0NT

17/0564/10 Decision Date: 21/07/2017
Proposal: Demolish existing garden shed and remove decking area. Construct new single storey flat roof garage with access off rear lane.
Location: 38 UPPER GYNOR PLACE, YNYSHIR, PORTH, CF39 0NW

Tylorstown

17/0442/15 Decision Date: 06/07/2017
Proposal: Variation of condition 2 (approved plans) of planning ref: 16/0061/10.
Location: LAND AT EAST STREET, TYLORSTOWN, CF43 3HS

17/0537/13 Decision Date: 05/07/2017
Proposal: Outline planning permission with all reserved matters for; 4 Bed detached house.
Location: 205/206 EAST ROAD, TYLORSTOWN, FERNDAL, CF43 3BY

Maerdy

17/0623/10 Decision Date: 05/07/2017
Proposal: Single storey side extension for disabled person.
Location: 20 TAN-Y-BRYN, MAERDY, FERNDAL, CF43 4TP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Cilfynydd

17/0502/15 Decision Date: 04/07/2017
Proposal: Variation of Condition 1 of 12/0569/10 to extend the time period.
Location: 28 BRYNDERWEN, CILFYNYDD, PONTYPRIDD, CF37 4EX

Glyncoch

17/0426/10 Decision Date: 04/07/2017
Proposal: Single storey full width rear extension and extension to side to form garage.
Location: 12 CEFN CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3PR

Graig

17/0685/30 Decision Date: 18/07/2017
Proposal: Construct a barn for lambing and to store agricultural vehicles and implements.
Location: TIRDEUGAIN FARM, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU

Ffynon Taf

17/0178/10 Decision Date: 04/07/2017
Proposal: Development of cycle park with facilities building and associated riding track
Location: MOUNTAIN RANCH CYCLE CENTRE, 1 HEOL Y BRYN, CAERPHILLY, CF83 1NG

17/0540/10 Decision Date: 17/07/2017
Proposal: Proposed demolition of existing outhouse and construction of single storey front/side extension.
Location: TY HEN, OLD NANTGARW ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7UN

17/0581/10 Decision Date: 04/07/2017
Proposal: Proposed Front and Rear Extensions.
Location: 9 BRYNCOCH, TAFFS WELL, CARDIFF, CF15 7QA

Llantwit Fardre

17/0464/10 Decision Date: 14/07/2017
Proposal: Proposed Dormer window to front elevation of main roof.
Location: 76 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

17/0501/10 Decision Date: 14/07/2017
Proposal: Demolish existing sub-standard lean-to and construct new 2 storey rear extension with duo pitch roof.
Location: 10 STATION TERRACE, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Church Village

17/0465/10 Decision Date: 10/07/2017

Proposal: Proposed garage to rear of property.

Location: 10 THE PARADE, CHURCH VILLAGE, PONTYPRIDD, CF38 1BU

17/0476/10 Decision Date: 05/07/2017

Proposal: The replacement of the first floor curtain walling, changing a flat roof to a pitched roof, the replacement of high level windows and replacement of a flat roof covering.

Location: WESTERN POWER DISTRIBUTION DEPOT, STATION ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1BN

17/0492/10 Decision Date: 04/07/2017

Proposal: Two storey extension to the rear of the property.

Location: THE DELL, 20 BUTTERFLY CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AZ

17/0522/10 Decision Date: 04/07/2017

Proposal: 2 storey side extension, single storey rear extension and front porch extension.

Location: 46 TY-DRAW, CHURCH VILLAGE, PONTYPRIDD, CF38 1UF

17/0543/10 Decision Date: 13/07/2017

Proposal: Demolition of existing single garage and construction of double garage.

Location: 209 DUFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1PJ

17/0612/10 Decision Date: 04/07/2017

Proposal: Two storey side extension (Resubmission of 16/1221/10).

Location: 9 PEN-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 1UA

Tonteg

17/0467/10 Decision Date: 18/07/2017

Proposal: Proposed two storey side extension and porch to front elevation.

Location: 11 HEOL DDERWEN, TONTEG, PONTYPRIDD, CF38 1TD

17/0592/10 Decision Date: 20/07/2017

Proposal: The installation of a new 2.4 metre high fence.

Location: UNIT 5 TO 7 , RIVERSIDE INDUSTRIAL PARK, RIVERSIDE PARK, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5TG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Gilfach Goch

17/0636/10 Decision Date: 20/07/2017
Proposal: Proposed demolition of existing garage, utility and store. Construction of part single/part two storey side and rear extension and internal alterations.
Location: 2 WOOD STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UF

Tonyrefail East

17/0081/10 Decision Date: 21/07/2017
Proposal: Siting of a temporary rural workers dwelling; formation of vehicular access and parking area and 3 no. field shelters (Affecting Public Right of Way ANT127/1) (Amended plans received).
Location: LAND AT OLD PANTYBRAD ROAD, TONYREFAIL, LLANTRISANT, CF39 8HX

17/0434/10 Decision Date: 06/07/2017
Proposal: Change of use from old NHS clinic (D1) to a residential bungalow (C3). Works to exterior (update appearance) and interior (change layout) as well as site work including a new driveway.
Location: TONYREFAIL CLINIC, SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE

17/0678/10 Decision Date: 21/07/2017
Proposal: Two storey side extension to form a living room and bedroom.
Location: 3 HEOL ISAF, COEDEL, CF39 8AU

Pontyclun

16/1131/12 Decision Date: 18/07/2017
Proposal: Investigation works to determine the cause of water ingress into the structure and damage caused to concealed timbers. These works are to be restricted to those parts of 23 The Manor that are located in the
Location: 23 THE MANOR, COWBRIDGE ROAD, TALYGARN, PONTYCLUN, CF72 9WT

17/0481/01 Decision Date: 20/07/2017
Proposal: Retention of 3.4m wide x 1.2 m high illuminated sign fixed to facade of building.
Location: PONTYCLUN FUNERAL SERVICES, CLUN AVENUE, PONTYCLUN, CF72 9AG

17/0539/10 Decision Date: 13/07/2017
Proposal: Change of Use from Agricultural Office (Sui Generis) to Office Use (B1).
Location: TYNEWYDD FARM, LLANTRISANT ROAD, GROES-FAEN, PONTYCLUN, CF72 8NE

17/0641/10 Decision Date: 14/07/2017
Proposal: The amendment and extension of the existing access into the site including repositioning of the fence-line, gates and radii curves.
Location: NEXDORF ELECTRICAL CONTROL, MWYNDY INDUSTRIAL ESTATE, HEOL MISKIN, PONTYCLUN, CF72 8PN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Llanharry

17/0531/10

Decision Date: 20/07/2017

Proposal:

Change of use from vacant factory unit (B2) to Gymnastics Training Centre (D2).

Location:

UNIT H1 & H2, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

Brynna

17/0507/10

Decision Date: 21/07/2017

Proposal:

Domestic kitchen, porch, carport extension.

Location:

107 HEOL DEWI, BRYNNA, PONTYCLUN, CF72 9SQ

Total Number of Delegated decisions is 53

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Aberdare East

17/0406/10 Decision Date: 18/07/2017

Proposal: Installation of sliding doors to shop front

Location: ABERDARE FOOD AND WINE SUPERMARKET, 6 CANON STREET, ABERDARE, CF44 7AT

Reason: 1 The proposed shopfront by virtue of its design and materials would have an adverse impact upon the character and appearance of the existing building. It would also fail to make a positive contribution to the street scene and the wider Conservation Area as whole. As such, the development is contrary to Policies AW5, AW6, AW7 and NSA1 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Pentre

17/0227/10 Decision Date: 13/07/2017

Proposal: Proposed 3 No detached dwellings.

Location: LAND ADJACENT TO 15 CATHERINE STREET, PENTRE, CF41 7DP

Reason: 1 The dwellings proposed as a result of their design, appearance, scale and positioning are considered out of keeping with and detrimental to the character and appearance of the area contrary to the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The properties proposed, as a result of the elevated and recessed position relative to the dwellings in Catherine Street, in association with their design and scale, would generate a level of overshadowing, loss of light, overlooking and infringement of privacy, detrimental to the residential amenity of those living closest to the site, contrary to the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The applicant has no control over the existing sub-standard streets leading to the proposed development site and therefore the existing access cannot be improved to provide a safe and satisfactory access. The increased vehicles movements generated by the development proposed would therefore have a detrimental impact on and exacerbate the existing highway safety and free flow of traffic in the area, contrary to the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The red line boundary submitted does not include the land required for right of access to the adopted highway and therefore right of access cannot be guaranteed. The application is therefore determined as detrimental to the highway safety and free flow of traffic in the area contrary to the requirements of policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 5 In the absence of continuous pedestrian facilities leading to the site, the increased number of vehicle movements generated by the proposed development would exacerbate hazards to the safety of all highway users, contrary to the requirements of policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 6 The proposal will result in additional on-street parking in an area where there is already substantial demand to the detriment of highway safety and free flow of traffic, contrary to the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 7 The proposed development will generate additional on-street parking by calling delivery and service vehicles in an area where there is no official turning facility available, thus exacerbating vehicular movements to the detriment of highway safety contrary to the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 03/07/2017 and 21/07/2017

Report for Development Control Planning Committee

Ty'n y Nant

17/0460/10 Decision Date: 20/07/2017

Proposal: Proposed ground floor extension to the side of the house and front porch.

Location: 28 COLBOURNE ROAD, BEDDAU, PONTYPRIDD, CF38 2LN

Reason: 1 The proposed development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed extension and porch would remove the off-street parking provision for the dwelling to an insufficient and unacceptable level and resulting in additional on-street parking demand to the detriment of highway safety and the free flow of traffic.

The proposed parking area to the front of the property lacks sufficient depth and will result in vehicles overhanging the footway to the detriment of highway safety.

Pontyclun

17/0419/10 Decision Date: 06/07/2017

Proposal: Proposed new bungalow and detached garages.

Location: NYTHFA, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

Reason: 1 The site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan. As such the proposal conflicts with Policies AW 1, AW 2 and CS 2 of the Rhondda Cynon Taf Local Development Plan and it would amount to an unjustifiable extension of residential development into the countryside.

Reason: 2 The proposed residential development of the site would result in an unwarranted intrusion of residential development into the countryside and would result in a detrimental visual impact on the rural character of the site and wider area which is identified as a Strategic Landscape Area. As such the development would be contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The significant shortfall in vision splay requirements will result in the creation of hazards to the detriment of highway safety and the free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The lack of adequate turning facilities will result in vehicular reversing movements onto the public highway to the detriment of highway safety and the free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4