

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
7 SEPTEMBER 2017**

**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 07/08/2017 and 18/08/2017.

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.

APPEALS RECEIVED
(Committee 25/08/2017)

APPLICATION NO: 16/1174/13
APPEAL REF: A/17/3178037
APPLICANT: Mr Peter Morgan
DEVELOPMENT: Erection of a 4/5 bedroom detached dwelling (amended description 28/02/17).
LOCATION: REAR/SIDE OF CLIFTON HOUSE, STATION ROAD, TREALAW, TONYPANDY, CF40 2PJ
APPEAL RECEIVED: 15/06/2017
APPEAL START DATE: [14/08/2017](#)

APPLICATION NO: 17/0352/10
APPEAL REF: D/17/3180866
APPLICANT: Mr M Lawrence
DEVELOPMENT: Two storey extension.
LOCATION: 1 TYN-Y-WERN, TONYREFAIL, PORTH, CF39 8AW
APPEAL RECEIVED: 25/07/2017
APPEAL START DATE: [10/08/2017](#)

APPEALS DECISIONS RECEIVED

APPLICATION NO: 17/0197/10
APPEAL REF: A/17/3173835
APPLICANT: Mr Powell
DEVELOPMENT: Change of use from C3 to C4
LOCATION: 27 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW
DECIDED: 12/04/2017
DECISION: REFUSED
APPEAL RECEIVED: 14/04/2017
APPEAL DECIDED: 09/08/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 17/0215/10
APPEAL REF: A/17/3173966
APPLICANT: Mr S John
DEVELOPMENT: Change of Use from C3 to C4 (Small Scale HMO).
LOCATION: 21 NEW PARK TERRACE, TREFOREST, PONTYPRIDD, CF37 1TH
DECIDED: 10/02/2017
DECISION: Refused
APPEAL RECEIVED: 18/04/2017
APPEAL DECIDED: 09/08/2017
APPEAL DECISION: Allowed with Conditions

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

7 SEPTEMBER 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: 07/08/2017 and 18/08/2017

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

- 17/0242/13** Decision Date: 16/08/2017
Proposal: The erection of a pair of semi detached, 3 bedroom houses. (Amended Site Layout received 17/05/17. (CMRA received 10/07/17)
Location: VACANT LAND ON THE CRESCENT, MAESGWYN, CWMDARE, ABERDARE
-
- 17/0686/09** Decision Date: 17/08/2017
Proposal: Certificate of Lawful Development for a proposed rear single storey extension.
Location: 2 PENCOED COTTAGES, LLWYDCOED, ABERDARE, CF44 0DX
-
- 17/0757/10** Decision Date: 11/08/2017
Proposal: Change of use from day nursery to residential dwelling.
Location: FORMER DAY NURSERY, ALMA STREET, TRECYNON, ABERDARE, CF44 8NT

Aberdare East

- 17/0527/10** Decision Date: 11/08/2017
Proposal: Erection of a detached garage (retrospective).
Location: LAND AT OAK STREET, ABERDARE
-
- 17/0877/09** Decision Date: 17/08/2017
Proposal: Proposal intends to construct a conservatory to the rear elevation of the property.
Location: 14 BRONDEG TERRACE, ABERDARE, CF44 7PL

Mountain Ash West

- 17/0583/01** Decision Date: 08/08/2017
Proposal: ATM collar signage (retrospective).
Location: 32-38 VALLEY FOOD STORE, COMMERCIAL STREET, MOUNTAIN ASH, CF45 3PW
-
- 17/0627/10** Decision Date: 08/08/2017
Proposal: Retention of ATM within shopfront (retrospective).
Location: VALLEY FOODSTORES, 32-38 COMMERCIAL STREET, MOUNTAIN ASH, CF45 3PW
-
- 17/0708/09** Decision Date: 09/08/2017
Proposal: Certificate of lawful development for a proposed side extension to form a bathroom.
Location: 55 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/08/2017 and 18/08/2017

Report for Development Control Planning Committee

Abercynon

17/0692/10

Decision Date: 14/08/2017

Proposal:

Proposed 2 storey extension to rear of end terrace property.

Location:

1 AVONDALE STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YU

Aberaman South

17/0451/10

Decision Date: 10/08/2017

Proposal:

Side extension, rear conservatory

Location:

3 TRENEOL, CWMAMAN, ABERDARE, CF44 6HE

17/0664/10

Decision Date: 16/08/2017

Proposal:

Single storey kitchen and bathroom extension.

Location:

61 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6LA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/08/2017 and 18/08/2017

Report for Development Control Planning Committee

Treherbert

17/0855/09 Decision Date: 11/08/2017
Proposal: Certificate of lawful development for the proposed upgrading of internal rooms and new roof.
Location: 23 VICTORIA STREET, TREHERBERT, TREORCHY, CF42 5LL

Treorchy

17/0062/10 Decision Date: 17/08/2017
Proposal: Construction of single and two storey private dwelling house.
Location: 153 BUTE STREET, TREORCHY, CF42 6BN

17/0740/10 Decision Date: 11/08/2017
Proposal: Extension to rear of house.
Location: 28 GLYNRHONDDA STREET, TREORCHY, CF42 6DE

Pentre

17/0542/19 Decision Date: 09/08/2017
Proposal: T6 Cypress Fell to ground level by carpark T8 Oak fell to ground level, by carpark and building. T13 oak cut back dead wood, adjacent to path leading to bottom block. T18 Lime Re coppice adjacent to road leading to
Location: TY DDEWI, TON PENTRE, PENTRE, CF41 7BG

17/0725/10 Decision Date: 10/08/2017
Proposal: Proposed single storey full width extension to form kitchen and bathroom.
Location: 8 CLARENCE STREET, TON PENTRE, PENTRE, CF41 7LP

Ystrad

17/0805/10 Decision Date: 16/08/2017
Proposal: First floor rear extension, garden decking with fencing and car hardstanding (Retrospective).
Location: 13 ARTHUR STREET, YSTRAD, PENTRE, CF41 7QB

Tonypandy

17/0742/13 Decision Date: 10/08/2017
Proposal: Proposed erection of a dwellinghouse and construction of new access off Court Street. (Outline)
Location: 'COURTFIELD', COURT STREET, TONYPANDY, CF40 2RF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/08/2017 and 18/08/2017

Report for Development Control Planning Committee

Trealaw

17/0755/15 Decision Date: 16/08/2017
Proposal: Variation of condition 1 of previously approved planning application 14/0858 to extend the time limit for submission of reserved matters for the construction of a new dwelling
Location: LAND REAR OF NEW CENTURY STREET, TREALAW, PORTH

Penygraig

17/0216/10 Decision Date: 17/08/2017
Proposal: New four bedroom house on vacant plot.
Location: LAND ADJACENT TO TYN Y COED HOUSE, GETHIN ROAD, PENYGRAIG, TONYPANDY, CF40 1EF

Porth

17/0058/19 Decision Date: 09/08/2017
Proposal: 25% crown reduction of a Copper Beech and an Ash tree. The Copper Beech tree is situated in the garden of Maes Y Coed near the boundary with Maendy House, the Ash tree is on the river bank.
Location: MAES Y COED, Y MAENDY, YNYSHIR, PORTH, CF39 0AS

Cymmer

17/0671/10 Decision Date: 08/08/2017
Proposal: Proposed balcony extension.
Location: TY WEN, BRYN EIRW, TREHAFOD, PONTYPRIDD, CF37 2PA

Ynyshir

17/0696/10 Decision Date: 17/08/2017
Proposal: Conversion of existing garage to habitable room, construction of a new free standing garage, and extension of existing balcony around to the side elevation, with enclosed storage area beneath and new staircase.
Location: 2 SUNNY BANK, UPPER GYNOR PLACE, YNYSHIR, PORTH, CF39 0NY

Glyncoch

17/0403/19 Decision Date: 09/08/2017
Proposal: Oak overhanging garage - remove 2 x limbs. Twin stem ash - cankered - fell. Sycamore - growing through wall towards neighbouring house.
Location: 6 ROGART TERRACE, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3BH

Town (Pontypridd)

17/0748/10 Decision Date: 10/08/2017
Proposal: Front and side porch, domestic garage and new boundary wall.
Location: 31 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/08/2017 and 18/08/2017

Report for Development Control Planning Committee

Trallwn

16/1037/10 Decision Date: 11/08/2017
Proposal: Erection of single storey shed.
Location: 61 BONVILSTON ROAD, PONTYPRIDD, CF37 4RE

Treforest

17/0604/09 Decision Date: 17/08/2017
Proposal: Certificate of lawful development for a proposed rear single storey extension to house a shower room for disabled person.
Location: 11 SARON STREET, TREFOREST, PONTYPRIDD, CF37 1TF

Ffynon Taf

17/0408/19 Decision Date: 09/08/2017
Proposal: Pendulous branches on crown of beech tree raised by 8 meters and cut back by 2 meters.
Location: 25 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA

Llantwit Fardre

17/0430/10 Decision Date: 10/08/2017
Proposal: First floor extension over existing family room and utility. Removal of conservatory - replaced with single storey rear extension. (Amended plans received 19/07/17)
Location: 2 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

17/0658/10 Decision Date: 07/08/2017
Proposal: Proposed first floor extension and garage conversion.
Location: 24 CLOS DYFODWIG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TP

Church Village

17/0450/19 Decision Date: 10/08/2017
Proposal: T1 Oak - cut down the oak tree which is growing at an angle towards the conservatory of next door (number 7). T2 Oak - cut back the large branches over hanging our property.
Location: 6 BROADACRES, CHURCH VILLAGE, PONTYPRIDD, CF38 1BZ

Tonteg

17/0170/19 Decision Date: 09/08/2017
Proposal: T1 - Beech Tree and T2 - Beech Tree - Crown reduce by 1.5m to 2m to strong growth points, remove deadwood.
Location: 104 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/08/2017 and 18/08/2017

Report for Development Control Planning Committee

Tonyrefail West

17/0774/10 Decision Date: 11/08/2017
Proposal: Detached Garage.
Location: 43 GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HF

Tonyrefail East

17/0778/10 Decision Date: 17/08/2017
Proposal: Demolition of existing conservatory and rebuild single storey extension.
Location: 50 HAFOD WEN, TONYREFAIL, PORTH, CF39 8LB

Town (Llantrisant)

17/0553/15 Decision Date: 15/08/2017
Proposal: Variation of Condition 2 of planning application 17/0010, to increase opening hours on Thursday and Friday from 09:00 to 17:00 hours to 09:00 to 19:00 hours.
Location: PROPOSED BARBER SHOP AT LLANTRISANT RUGBY CLUB, ST DAVID'S PLACE, LLANTRISANT, PONTYCLUN, CF72 8HA

17/0712/10 Decision Date: 16/08/2017
Proposal: Single storey rear extension with knock through of existing kitchen wall. Pitched roof.
Location: 4 BELVOIR COURT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BJ

Talbot Green

17/0684/10 Decision Date: 09/08/2017
Proposal: 2 number predominantly glazed link corridors, the first link is to connect the new Macmillan Specialist Care Unit to the existing hospital and the second link provides a direct access route through an existing internal
Location: ROYAL GLAMORGAN HOSPITAL, HOSPITAL ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8XR

Pontyclun

17/0813/10 Decision Date: 17/08/2017
Proposal: Double Storey Rear Extension, Single Storey Conservatory, and Garage Conversion.
Location: 27 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

Llanharry

17/0377/10 Decision Date: 11/08/2017
Proposal: Change of use to garden curtilage.
Location: WASTELAND ABOVE QUARRY ADJACENT TO THE ORCHARD, FFOREST ROAD, LLANHARRY, PONTYCLUN, CF72 9GQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/08/2017 and 18/08/2017

Report for Development Control Planning Committee

Llanharan

17/0100/09

Decision Date: 17/08/2017

Proposal:

Certificate of Lawful Development for a change of use to an animal rescue centre.

Location:

CYNLLAN LODGE, LLANHARRY ROAD, LLANHARRY, PONTYCLUN, CF72 9NH

Brynna

17/0668/10

Decision Date: 08/08/2017

Proposal:

First floor dormer extension and raising of roof levels.

Location:

4 BELMONT, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PF

Total Number of Delegated decisions is 41

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 07/08/2017 and 18/08/2017

Report for Development Control Planning Committee

Ynysybwll

17/0133/19 Decision Date: 09/08/2017

Proposal: T1 Hazel, Re-coppice - Good management practice. T2, Beech - Fell and re-plant with a species smaller and more suitable final height wise for the location. Located on unidentified land at the rear of 4 Llys Coed Ynysybwll.

Location: 4 LLYS COED, YNYSYBWL, PONTYPRIDD, CF37 3JB

Reason: 1 The tree work as described within the application is unreasonable as the trees are located beyond the property boundary within a wooded area.

Reason: 2 The trees have not been identified with having any defects and are not a danger to the public or property.

Reason: 3 The adjacent landowners to woodland TPO's are better placed applying for the pruning of TPO trees back to property boundaries and crown reductions over the felling of trees within rural wooded locations.

Hawthorn

17/0346/10 Decision Date: 15/08/2017

Proposal: Proposed driveway in garden.

Location: QUAINWAYS, YNYS TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5NT

Reason: 1 The proposed works, by virtue of their siting and design, would impact on the free flow of traffic and would encourage reversing movements to/from A4054 College Way. In addition to this, the works would provide an inadequate vision splay for vehicles exiting the site which would have a detrimental impact on the safety of all highway users. It is therefore not considered that the proposed works would comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 2