



PLANNING & DEVELOPMENT COMMITTEE

2 AUGUST 2018

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF THE SERVICE DIRECTOR, PLANNING

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 09/07/2018 and 20/07/2018.

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.

APPEAL DECISIONS RECEIVED

APPLICATION NO: 17/1000
APPEAL REF: X/18/3196193
APPLICANT: Mr M Powell
DEVELOPMENT: Certificate of Lawful Development for Existing Domestic Use
- C3 to all land shown on site plan.
LOCATION: CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF,
PONTYPRIDD, CF38 1AT
DECIDED: 07/11/2017
DECISION: Refused
APPEAL RECEIVED: 21/02/2018
APPEAL DECIDED: 19/07/2018
APPEAL DECISION: Dismissed

APPLICATION NO: 17/0998
APPEAL REF: A/18/3198599
APPLICANT: Ladybirds Cleaning
DEVELOPMENT: Construction of new Take Away Coffee House Kiosk on the
site of existing Garage and Store (to be demolished) along
with re-landscaping of rear garden area to provide parking
facilities for existing cleaning business.
LOCATION: JOHN MILLS NEWSAGENT, 1 CARDIFF ROAD, TAFFS
WELL, CARDIFF, CF15 7RA
DECIDED: 07/11/2017
DECISION: Refused
APPEAL RECEIVED: 22/03/2018
APPEAL DECIDED: 17/07/2018
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

2 AUGUST 2018

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: 09/07/2018 and 20/07/2018

Report for Development Control Planning Committee

Hirwaun

18/0468/10 Decision Date: 18/07/2018
Proposal: Proposed demolition of existing garage and erection of new garage. (Amended Plans showing reduced eaves height of 2.6 metres submitted 02/07/18)
Location: 28 FAIRVIEW, HIRWAUN, ABERDARE, CF44 9RY

Aberdare West/Llwydcoed

18/0654/10 Decision Date: 17/07/2018
Proposal: Two storey side extension.
Location: 28 WILLOW GROVE, CWMDARE, ABERDARE, CF44 8BS

18/0662/10 Decision Date: 17/07/2018
Proposal: Proposed two storey side extension with sun lounge and garage.
Location: 8 FERN CRESCENT, CWMDARE, ABERDARE, CF44 8YA

Aberdare East

18/0552/09 Decision Date: 20/07/2018
Proposal: Certificate of lawful development for the proposed insertion of rooflights to front and rear elevations.
Location: 7 LITTLE WIND STREET, ABERDARE, CF44 7EU

18/0584/10 Decision Date: 18/07/2018
Proposal: Proposed 2 storey rear extension.
Location: 23 WEATHERAL STREET, ABERDARE, CF44 7BB

Mountain Ash East

18/0342/10 Decision Date: 17/07/2018
Proposal: Proposed demolition of existing two-storey farmhouse and attached stores and replacement with a new two-storey dwelling, with associated rear spine of accommodation, including double garage. Proposals include
Location: BRYN GOBAITH FARM, HIGH ROW, CWMPENNAR, MOUNTAIN ASH, CF45 4DP

18/0645/10 Decision Date: 18/07/2018
Proposal: Change of use from (CAB) Class A2 to Class D1 to run Mother and Toddler and Pre-School Group.
Location: CITIZENS ADVICE BUREAU, DYFFRYN ROAD, MOUNTAIN ASH, CF45 4DA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/07/2018 and 20/07/2018

Report for Development Control Planning Committee

Aberaman North

17/1063/10 Decision Date: 09/07/2018
Proposal: Proposed refurbishment and alterations to existing farmhouse together with erection of new storage units.
Location: BLAENGWAWR FARM, MAESYFFYNON LANE, ABERAMAN, ABERDARE, CF44 6EX

17/1087/12 Decision Date: 09/07/2018
Proposal: Proposed refurbishment and alterations to existing farmhouse together with the erection of new storage units (listed building consent).
Location: BLAENGWAWR FARM, MAESYFFYNON LANE, ABERAMAN, ABERDARE, CF44 6EX

Tonypandy

18/0527/10 Decision Date: 19/07/2018
Proposal: Proposed 2 storey side extension, rear dormer roof extension for loft conversion, demolish and rebuild garage to rear and new side boundary wall.
Location: 49 KENRY STREET, TONYPANDY, CF40 1DE

Penygraig

17/0558/10 Decision Date: 16/07/2018
Proposal: Change of use from workshop and auto salvage yard to workshop and storage yard.
Location: FORMER HALLET AUTO SALVAGE, ARTHUR STREET, WILLIAMSTOWN, TONYPANDY, CF40 1ND

Porth

18/0529/15 Decision Date: 12/07/2018
Proposal: Proposed variation of conditions 5 (on site parking) and 6 (private access road widening) and the removal of condition 10 (hydrological impact assessment) of previously approved planning application 13/1010/10.
Location: PORTH HARLEQUINS RUGBY CLUB, NYTHBRAN TERRACE, PORTH, CF39 9TW

18/0597/10 Decision Date: 17/07/2018
Proposal: Proposed first floor bedroom extension.
Location: 6 PENRHIWGWYNT ROAD, PORTH, CF39 9UB

Cymmer

18/0521/10 Decision Date: 17/07/2018
Proposal: Wooden decking over existing flat roof area.
Location: 13 COEDCAE ROAD, TREHAFOD, PONTYPRIDD, CF37 2NP

18/0614/09 Decision Date: 19/07/2018
Proposal: Certificate of Lawfulness of Proposed Development as a restaurant/takeaway A3 use.
Location: THE THAI ELEPHANT RESTAURANT, 4 TREBANOG ROAD, TREBANOG, PORTH, CF39 9EP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/07/2018 and 20/07/2018

Report for Development Control Planning Committee

Tylorstown

18/0592/10 Decision Date: 16/07/2018

Proposal: Replacement garage (retrospective)

Location: GARAGE OPPOSITE 20 ARFRYN TERRACE, TYLORSTOWN, FERNDAL

Glyncoch

18/0543/10 Decision Date: 12/07/2018

Proposal: Extension to side of dormer bungalow.

Location: TRYFAN, DARREN-DDU ROAD, GLYNCOCH, PONTYPRIDD, CF37 3HF

Rhondda

18/0545/10 Decision Date: 20/07/2018

Proposal: Convert single storey bungalow into a 2 storey dwelling.

Location: HILLSIDE, LLANDRAW WOODS, MAESYCOED, PONTYPRIDD, CF37 1EX

Rhydyfelin Central

18/0571/10 Decision Date: 17/07/2018

Proposal: The construction of a number of glazed curtain walls to enclose a number of open stairwells on 2 existing blocks of flats (3 stairwells per block), along with some external landscaping

Location: NUMBERS 8 - 25 & 33 - 49 POETS CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5HL

Ffynon Taf

18/0561/09 Decision Date: 16/07/2018

Proposal: Certificate of lawful development for the replacement of existing prefab material with brick skin to dwelling.

Location: 49 TY RHIW, TAFFS WELL, CARDIFF, CF15 7RU

Llantwit Fardre

18/0667/10 Decision Date: 17/07/2018

Proposal: Enlargement to loft conversion including 2 dormer windows to front elevation, hipped roof to a gable at the side and flat roof extension to rear. Alterations to a number of windows and external doors and addition of

Location: HOLLY COTTAGE, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NA

Tonteg

18/0535/01 Decision Date: 20/07/2018

Proposal: Change of existing signs for company re-brand.

Location: FAIRWAY COURT, TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/07/2018 and 20/07/2018

Report for Development Control Planning Committee

Tonyrefail West

18/0548/10 Decision Date: 17/07/2018

Proposal: New drive over grass verge and pavement.

Location: 44 FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DS

Beddau

18/0588/10 Decision Date: 17/07/2018

Proposal: Single storey side extension and new rooflight to existing roof.

Location: 75 LLANTRISANT ROAD, BEDDAU, PONTYPRIDD, CF38 2BD

Town (Llantrisant)

18/0422/10 Decision Date: 19/07/2018

Proposal: Conversion of an existing freestanding single garage, including roof enlargement, to create a new ancillary 'granny annexe'. (revised description 26/6/18)

Location: 36 GREENLANDS ROAD, LLANTRISANT, PONTYCLUN, CF72 8QD

Talbot Green

18/0567/10 Decision Date: 17/07/2018

Proposal: 2nd storey extension to side, single storey extension to rear and bay window to front of property.

Location: 1 FOREST HILLS DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8JB

Pontyclun

18/0398/10 Decision Date: 16/07/2018

Proposal: Two storey rear extension.

Location: 10 HIGH STREET, BRYNSADLER, PONTYCLUN, CF72 9BX

18/0593/10 Decision Date: 17/07/2018

Proposal: Proposed garage conversion.

Location: 7 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 09/07/2018 and 20/07/2018

Report for Development Control Planning Committee

Llanharry

17/0789/10 Decision Date: 20/07/2018
Proposal: Proposed replacement of dog kennels under construction with registered stud breeding stables for race horses.
Location: PINEFIELD, TYLE GARW, PONTYCLUN, CF72 9EZ

18/0546/10 Decision Date: 16/07/2018
Proposal: Rear single storey extension with pitched roof.
Location: 19 GELLI DDAEAR GOCH, LLANHARRY, PONTYCLUN, CF72 9WE

Llanharan

18/0518/10 Decision Date: 17/07/2018
Proposal: Proposed detached garage to rear.
Location: 12 YNYSMAERDY TERRACE, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LG

Brynna

18/0609/10 Decision Date: 16/07/2018
Proposal: Proposed double storey side extension.
Location: 74 HEOL DEWI, BRYNNA, PONTYCLUN, CF72 9SQ

Total Number of Delegated decisions is 32

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 09/07/2018 and 20/07/2018

Report for Development Control Planning Committee

Aberdare East

18/0511/10

Decision Date: 10/07/2018

Proposal: Proposed new stable block with engineering works to provide level enclosed yard.

Location: LAND AT MAERDY ROAD, ABERDARE, CF44 7RE

Reason: 1 The proposed development and associated engineering works by virtue of their siting, scale, size and design on this steeply sloping site would result in a detrimental visual impact upon the rural character of the area and the wider Special Landscape Area. As such the development would be contrary to Policies AW5, AW6 and NSA25 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would have a detrimental impact upon pedestrian and highway safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

There is insufficient information in terms of access, circulation and parking to enable a comprehensive assessment of highway safety and operation to be carried out. However, it is considered the proposed access lacks adequate width for safe vehicular movement, has sub-standard visibility splays, sub-standard junction radii, an acute angle junction, and is at a gradient which could potentially lead to vehicles exiting/skidding onto the A4233 to the detriment of safety of all highway users and free flow of traffic.

Total Number of Delegated decisions is 1