

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017:**

**DEVELOPMENT CONTROL  
COMMITTEE  
6 OCTOBER 2016**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

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

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 05/09/2016 and 23/09/2016.

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

**2. RECOMMENDATION**

That Members note the information.

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**(Committee 06/10/16)**  
**APPEALS RECEIVED**

**APPLICATION NO:** 16/0022/13 (EL)  
**APPEAL REF:** A/16/3158766  
**APPLICANT:** Mr S Watts  
**DEVELOPMENT:** Proposed erection of a detached dormer bungalow.

**LOCATION:** LAND REAR OF 23-31 LLANDRAW ROAD,  
MAESYCOED, PONTYPRIDD, CF37 1EU  
**APPEAL RECEIVED:** 26/08/2016  
**APPEAL START DATE:** 23/09/2016

**DECISIONS RECEIVED**

**APPLICATION NO:** 16/0172/10 (BJW)  
**APPEAL REF:** A/16/3151419  
**APPLICANT:** Mr M Jones  
**DEVELOPMENT:** Demolition of existing sub-standard bungalow with bedroom in the roof and construction of new four bedroom dwelling re-positioned on the site

**LOCATION:** BOLSON, LLANTRISANT ROAD, GROES-FAEN,  
PONTYCLUN, CF72 8NS  
**DECIDED:** 22/04/2016  
**DECISION:** Refused  
**APPEAL RECEIVED:** 31/05/2016  
**APPEAL DECIDED:** 01/09/2016  
**APPEAL DECISION:** Allowed

**APPLICATION NO:** EN/15/00065 (PM)  
**APPEAL REF:** C/16/3146778  
**APPLICANT:** Mrs B Martell  
**DEVELOPMENT:** Cladding (EWI)

**LOCATION:** 45 Sion Street, Trallwyn  
**DECIDED:** 23/02/2016  
**DECISION:** Notice Served  
**APPEAL RECEIVED:** 27/04/2016  
**APPEAL DECIDED:** 08/09/2016  
**APPEAL DECISION:** Dismissed

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2016 and 23/09/2016****Report for Development Control Planning Committee****Hirwaun****16/0715/10**

Decision Date: 06/09/2016

**Proposal:** Change of house types from 2 detached to a pair of semi-detached houses on Plots 7 & 8 Elm Grove.**Location:** ELM GROVE, HIRWAUN, ABERDARE, CF44 9TG**Aberdare West/Llwydcoed****16/0314/10**

Decision Date: 22/09/2016

**Proposal:** Landscaping works including boundary treatments, creation of pathways & steps, land profiling, planting and associated works.(Amended plans received 22/8/16 - revising surface details, step construction, repositioning**Location:** GREEN SPACE ADJACENT TO 59-94 TREFELIN, TRECYNON, ABERDARE**16/0805/15**

Decision Date: 13/09/2016

**Proposal:** Variation of condition 1 of planning permission ref. 13/0642/13 to extend the consent by a further 5 years.**Location:** Y WERN, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UW**Aberdare East****16/0726/10**

Decision Date: 14/09/2016

**Proposal:** Proposed rear extension to existing changing rooms to provide 2 no. additional changing rooms.**Location:** THE YNYS, YNYS ROAD, ABERDARE, CF44 7RP**Cwmbach****16/0670/10**

Decision Date: 22/09/2016

**Proposal:** Change of use from car repairs and sales to carpet and flooring outlet.**Location:** UNIT 2, ENTERPRISE HOUSE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0AE**16/0712/08**

Decision Date: 13/09/2016

**Proposal:** Roundabout advertising signage adjacent to roundabout exits.**Location:** CWMBACH ROUNDABOUT ON A4059**Aberaman North****16/0364/10**

Decision Date: 14/09/2016

**Proposal:** Change of use to bus depot including erection of garage workshop.**Location:** GAS WORKS ROAD DEPOT, GAS WORKS ROAD, ABERAMAN, ABERDARE, CF44 6RS**16/0840/10**

Decision Date: 06/09/2016

**Proposal:** Single storey extension to rear of property, demolish and rebuild garage wider and longer, clad garage in timber.**Location:** 4 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ

# **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

## **Development Control : Delegated Decisions (Permissions) between: 05/09/2016 and 23/09/2016**

### **Report for Development Control Planning Committee**

#### **Treorchy**

**16/0571/13** Decision Date: 23/09/2016  
**Proposal:** Development of 4 dwellings (detached) with associated access, parking and amenity space.  
**Location:** LAND ADJACENT TO ABERGORKI INDUSTRIAL ESTATE, TREORCHY, CF42 6DG

#### **Pentre**

**16/0678/10** Decision Date: 16/09/2016  
**Proposal:** Proposed two storey kitchen and bathroom extension.  
**Location:** 15 JOHN STREET, PENTRE, CF41 7JT

#### **Llwynypia**

**16/0812/10** Decision Date: 16/09/2016  
**Proposal:** First floor extension and rear garden hardstand.  
**Location:** 1 GRANGE TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HX

#### **Cwm Clydach**

**16/0836/10** Decision Date: 23/09/2016  
**Proposal:** Improvement and enlargement of car park.  
**Location:** CAMBRIAN VILLAGE TRUST, LAKESIDE BUILDINGS, CAMBRIAN INDUSTRIAL ESTATE, BLAENCLYDACH, TONYPANDY, CF40 2XX

#### **Trealaw**

**16/0460/10** Decision Date: 06/09/2016  
**Proposal:** Use of Site as Car Superstore (Sui Generis Use) with the construction of Ancillary Buildings.  
**Location:** MR SPEAKERS WAY, TREALAW, TONYPANDY, CF40 2PS

**16/0744/08** Decision Date: 13/09/2016  
**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.  
**Location:** YNYSCRUG ROUNDABOUT TONYPANDY

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2016 and 23/09/2016****Report for Development Control Planning Committee****Penygraig****16/0577/01** Decision Date: 08/09/2016**Proposal:** Proposed signage scheme.**Location:** 48 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1LA**16/0693/10** Decision Date: 20/09/2016**Proposal:** Change of Use to Gym**Location:** UNIT 11 AND 12 APPLIED POWER SERVICES LTD, ELY INDUSTRIAL ESTATE, PENRHIW-FER, TONYPANDY, CF40 1RA**Porth****16/0741/08** Decision Date: 13/09/2016**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.**Location:** RHEOLA BRIDGE ROUNDABOUT**Ferndale****16/0581/10** Decision Date: 05/09/2016**Proposal:** Two retaining walls, one to retain part of my garden and one to retain part of my neighbours garden.**Location:** 148 NORTH ROAD, FERNDAL, CF43 4RA**16/0748/01** Decision Date: 05/09/2016**Proposal:** New signage.**Location:** GREGGS, 64 HIGH STREET, FERNDAL, CF43 4RR**Town (Pontypridd)****16/0718/10** Decision Date: 06/09/2016**Proposal:** A new shop front incorporating the renovation of the upper facade.**Location:** 77 TAFF STREET, PONTYPRIDD, CF37 4SU**16/0815/01** Decision Date: 16/09/2016**Proposal:** Installation of 8.No internally illuminated fascia signs and 1.No internally illuminated projecting sign.**Location:** UNIT 4 & 5, NEW INN CENTRE, TAFF STREET, PONTYPRIDD, CF37 4UE**Trallwn****16/0587/08** Decision Date: 13/09/2016**Proposal:** Signage on roundabouts placed adjacent to each exit.**Location:** SAINSBURY'S ROUNDABOUT, PONTYPRIDD

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2016 and 23/09/2016****Report for Development Control Planning Committee****Ffynon Taf****16/0874/10** Decision Date: 21/09/2016**Proposal:** Proposed 2 storey extension to side.**Location:** 64 HILLSIDE PARK, TAFFS WELL, CARDIFF, CF15 7PB**Tonteg****16/0763/10** Decision Date: 07/09/2016**Proposal:** Dwelling house.**Location:** DANYGRAIG, MAIN ROAD, TONTEG, PONTYPRIDD, CF38 1LS**Tonyrefail West****16/0591/08** Decision Date: 14/09/2016**Proposal:** Locating of temporary classrooms in site demise.**Location:** TONYREFAIL COMPREHENSIVE SCHOOL, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HG**16/0702/08** Decision Date: 13/09/2016**Proposal:** Roundabout advertising signage adjacent to roundabout exits.**Location:** TONYREFAIL ROUNDABOUT ON A4119**16/0762/10** Decision Date: 13/09/2016**Proposal:** Garage conversion to habitable space with single storey side extension to provide garage space**Location:** 33 NANT-Y-FRON, TONYREFAIL, PORTH, CF39 8HZ**Beddau****16/0757/10** Decision Date: 05/09/2016**Proposal:** Dormer extension - to front and back of property, to provide accommodation at first floor for two bedrooms.**Location:** 14 HEOL UNDEB, BEDDAU, PONTYPRIDD, CF38 2LB**16/0823/10** Decision Date: 21/09/2016**Proposal:** Proposed extension and dormer loft conversion.**Location:** ARVONIA, GWAUNMISKIN ROAD, BEDDAU, PONTYPRIDD, CF38 2AY

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 05/09/2016 and 23/09/2016****Report for Development Control Planning Committee****Town (Llantrisant)****16/0700/08**

Decision Date: 13/09/2016

**Proposal:**

Roundabout advertising signage adjacent to roundabout exits.

**Location:**

ROUNABOUT ON A473 AT BEDDAU, CHURCH VILLAGE BYPASS.

**16/0784/10**

Decision Date: 21/09/2016

**Proposal:**

Two storey extension to the front of the property &amp; infill low level roof areas to the side in order to extend the first floor.

**Location:**

31 LARCH DRIVE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8NL

**16/0838/10**

Decision Date: 21/09/2016

**Proposal:**

Two storey extension to rear of property.

**Location:**

CERRIG LLWYD, CAE PANTGLAS, YNYSMAERDY, PONTYCLUN, CF72 8GX

**Talbot Green****16/0785/01**

Decision Date: 14/09/2016

**Proposal:**

Installation of new fascia signage scheme comprising 6 fascia signs.

**Location:**

MCDONALDS RESTAURANT, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

**16/0786/10**

Decision Date: 14/09/2016

**Proposal:**

Installation of new folded roof concept, compromising of new aluminium cladding to the roof.

**Location:**

MCDONALDS RESTAURANT, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

**Pontyclun****16/0592/10**

Decision Date: 05/09/2016

**Proposal:**

Proposed single storey rear extension. (Amended plans received 05/08/16)

**Location:**

18 CRYSTAL WOOD DRIVE, MISKIN, PONTYCLUN, CF72 8TH

**Llanharan****16/0141/10**

Decision Date: 05/09/2016

**Proposal:**

Erection of steel framed building adjacent to other farm buildings

**Location:**

ARGOED EDWIN FARM, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9NG

**16/0638/10**

Decision Date: 06/09/2016

**Proposal:**

External wall insulation system, to front of building.

**Location:**

LLANHARAN CONSTITUTIONAL CLUB, CHAPEL ROAD, LLANHARAN, PONTYCLUN, CF72 9QA



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Report for Development Control Planning Committee**

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**Brynna**

**16/0311/15**

Decision Date: 13/09/2016

**Proposal:**

Variation of outline planning permission (Ref No: 07/0042/13) for residential development (2 sites) to vary the terms of condition 14 (foul drainage).

**Location:**

LAND AT BRYNNA WOODS, ADOINING BRYNNA ROAD, BRYNNA, LLANHARAN

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Total Number of Delegated decisions is 38

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 05/09/2016 and 23/09/2016**

**Report for Development Control Planning Committee**

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**Llanharry**

**15/0940/10** Decision Date: 21/09/2016

**Proposal:** Raising garden level.

**Location:** 51 HEOL PANT GWYN, LLANHARRY, PONTYCLUN, CF72 9HU

**Reason: 1** By virtue of its siting, scale and design, the proposed development would have a detrimental impact on the character and appearance of the surrounding area and upon the residential amenity and privacy of neighbouring residential properties. The application would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Llanharan**

**16/0776/30** Decision Date: 06/09/2016

**Proposal:** Storage of livestock feed and agricultural machinery.

**Location:** NEUADD WEN FARM, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9NH

**Reason: 1** Details of Prior Approval refused and Planning Permission required.

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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**

**6 OCTOBER 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**