

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017:

**DEVELOPMENT CONTROL
COMMITTEE
6 APRIL 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 06/03/17- 24/03/17

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.

2. RECOMMENDATION

That Members note the information.

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APPEALS RECEIVED
(Committee 06/04/17)

APPLICATION NO: EN/15/00440
APPEAL REF: C/17/3170631
APPLICANT: Christine and Dawn Davies
DEVELOPMENT: Change of Use from Agriculture to Agriculture & Equestrian,
Siting of Caravan & Construction of Access Track
LOCATION: Land at Llys y Coed, Cwmbach, Aberdare
APPEAL RECEIVED: 01/03/2017
APPEAL START 20/03/2017
DATE:

APPLICATION NO: 16/1265/10
APPEAL REF: A/17/3170329
APPLICANT: Mr Tomos Israel
DEVELOPMENT: Detached garage.
LOCATION: 22 PARK VIEW, LLANTRISANT, PONTYCLUN, CF72 8DL
APPEAL RECEIVED: 19/03/2017
APPEAL START 22/03/2017
DATE:

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

16/1073/10 Decision Date: 21/03/2017
Proposal: Raised balcony to rear of property with patio doors.
Location: 104 BWLLFA ROAD, CWMDARE, ABERDARE, CF44 8UF

17/0183/15 Decision Date: 23/03/2017
Proposal: Variation of Condition 2, 8 and 9 of Planning Approval 16/0839/10
Location: ABERDARE BOYS SCHOOL, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8SS

Aberdare East

17/0142/10 Decision Date: 21/03/2017
Proposal: Side extension.
Location: 39 WENALLT COURT, ABER-NANT, ABERDARE, CF44 0RU

Cwmbach

17/0052/10 Decision Date: 16/03/2017
Proposal: 2 No detached houses.
Location: PLOTS 3 AND 4 YNYSCYNON PARK, CWMBACH, ABERDARE CF44 0JN

Mountain Ash East

17/0046/01 Decision Date: 09/03/2017
Proposal: Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.
Location: ROUNDABOUT ON A4059 AT ENTRANCE TO MOUNTAIN ASH HOSPITAL.

17/0214/30 Decision Date: 21/03/2017
Proposal: Cut & fill track to allow machinery to access the steep ground at the Northern end of Allens Estate Forest. Access for machinery to fall and remove trees from steep ground as part of thinning operations to improve
Location: ALLENS ESTATE FOREST BLOCK. ACCESS FROM THE ENTRANCE BARRIER ON THE A4059, MOUNTAIN ASH

Aberaman South

15/1066/15 Decision Date: 07/03/2017
Proposal: Variation of Condition 1(c) and removal of Conditions 9, 10 and 11 of planning permission 08/1911/13 (Amended description 11/08/15)
Location: LAND ADJACENT TO FARM ROAD, HEOL TY ABERAMAN, ABERAMAN, ABERDARE, CF44 6AX

16/1386/09 Decision Date: 23/03/2017
Proposal: Certificate of Lawfulness for an Existing Development - the siting of a caravan for use ancillary to the main planning unit.
Location: THE FALCON INN, INCLINE ROW, GODREAMAN, ABERDARE, CF44 6LU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017****Report for Development Control Planning Committee****Treherbert****17/0117/10**

Decision Date: 20/03/2017

Proposal:

Change of use from a pet shop to cafe (A3) (Amended description).

Location:

132 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

Cwm Clydach**17/0105/10**

Decision Date: 07/03/2017

Proposal:

Demolish existing sub-standard single storey extension and construct a two storey extension.

Location:

38 OAK STREET, CLYDACH, TONYPANDY, CF40 2DT

17/0135/01

Decision Date: 21/03/2017

Proposal:

New fascia and signage.

Location:

THE CENTRAL HOTEL, CLYDACH ROAD, CLYDACH, TONYPANDY

Trealaw**17/0175/10**

Decision Date: 22/03/2017

Proposal:

Proposed Two Storey Rear Extension.

Location:

237 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB

Cymmer**17/0116/10**

Decision Date: 20/03/2017

Proposal:

Demolish existing single storey rear extension and construct new 2 storey rear extension.

Location:

14 AUBREY ROAD, GLYNFACH, PORTH, CF39 9HY

Tylorstown**17/0124/10**

Decision Date: 21/03/2017

Proposal:

Demolish existing garage and construct new two storey extension.

Location:

10 GROVE HOUSE COURT, PONTYGWAITH, FERNDAL, CF43 3LJ

Maerdy**17/0206/10**

Decision Date: 23/03/2017

Proposal:

'Maerdy Cwtch Oak Miner' To place a bespoke life size wooden sculpture of a miner and his children above and overlooking Maerdy gateway miners memorial.

Location:

EMBANKMENT ADJACENT OF A4233 STATION ROAD AND LEADING TO AVON UK LTD, MAERDY, FERNDAL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017****Report for Development Control Planning Committee****Trallwn**

17/0002/10 Decision Date: 14/03/2017
Proposal: Change of use from Residential (C3) to Hairdressers (A1)
Location: 103 MERTHYR ROAD, PONTYPRIDD, CF37 4DG

Graig

17/0067/10 Decision Date: 20/03/2017
Proposal: Change of use from house to HMO.
Location: 7A COURT HOUSE STREET, GRAIG, PONTYPRIDD, CF37 1JW

Hawthorn

17/0192/23 Decision Date: 16/03/2017
Proposal: Prior Notification for demolition works to redundant owners dwelling.
Location: THE BUNGALOW, CARAVAN PARK, PONT-PENTRE, UPPER BOAT, PONTYPRIDD, CF37 5YT

Ffynon Taf

17/0029/10 Decision Date: 21/03/2017
Proposal: Proposed double storey rear extension.
Location: 40 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF

17/0097/10 Decision Date: 14/03/2017
Proposal: Remove existing side garage and build new side/rear extension and new porch.
Location: 13 STRADMORE CLOSE, TAFFS WELL, CARDIFF, CF15 7QN

Llantwit Fardre

16/0935/09 Decision Date: 08/03/2017
Proposal: Proposed detached domestic garage
Location: 28 CLOS CARADOG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2DQ

17/0007/10 Decision Date: 06/03/2017
Proposal: The building is part two storey and part single storey. The two storey section has a 2 storey rear extension with a flat roof and it is proposed that this be replaced with a pitched roof. The single storey section has both
Location: OAKFIELD HOUSE, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EN

17/0069/10 Decision Date: 06/03/2017
Proposal: Ground floor reconfiguration and extension to kitchen and utility area. Front extension to garage and porch. Roof extension to master bedroom. (Amended Plans received 15/02/17)
Location: 9 PARC NANT CELYN, EFAL ISAF, PONTYPRIDD, CF38 1AD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017****Report for Development Control Planning Committee**

Church Village

17/0125/09

Decision Date: 20/03/2017

Proposal:

Certificate of Lawful Development for proposed construction of a rear dormer roof extension and insertion of rooflights to the front elevation.

Location:2 DUFFRYN BACH TERRACE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AL

Gilfach Goch

16/1270/10

Decision Date: 08/03/2017

Proposal:

Extension to provide new first floor

Location:CLARET HOUSE, GELLI AREAL ROAD, HENDREFORGAN, GILFACH GOCH

Tonyrefail East

17/0079/15

Decision Date: 14/03/2017

Proposal:

Removal of Condition 6 and Condition 7

Location:LAND ADJACENT TO 134, MILL STREET, TONYREFAIL, CF39 8AF

Ty'n y Nant

17/0114/10

Decision Date: 20/03/2017

Proposal:

First floor side extension.

Location:16 GARTH VIEW, BEDDAU, PONTYPRIDD, CF38 2BY

Town (Llantrisant)

17/0137/10

Decision Date: 21/03/2017

Proposal:

Proposed new porch extension to front of property

Location:60 SOUTHGATE AVENUE, LLANTRISANT, PONTYCLUN, CF72 8DR

Talbot Green

17/0045/01

Decision Date: 09/03/2017

Proposal:

Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.

Location:ROUNABOUT ON ELY VALLEY ROAD, A4119, LEADING INTO NANT MUCHUDD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/03/2017 and 24/03/2017

Report for Development Control Planning Committee

Pontyclun

17/0121/09 Decision Date: 06/03/2017
Proposal: Demolish existing single storey rear extension and construct new single storey full width rear extension.
Location: 1 SYCAMORE CLOSE, MISKIN, PONTYCLUN, CF72 8ST

17/0127/10 Decision Date: 21/03/2017
Proposal: Single storey rear sun lounge.
Location: 8 PEN-Y-GROES, GROES-FAEN, PONTYCLUN, CF72 8PA

Llanharan

17/0126/10 Decision Date: 20/03/2017
Proposal: Rear pitched roof dormer to enlarge bathroom and ensuite.
Location: MEIROS VALLEY VIEW, SEYMOUR AVENUE, LLANHARAN, PONTYCLUN, CF72 9NW

Total Number of Delegated decisions is 32

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/03/2017 and 24/03/2017

Report for Development Control Planning Committee

Ystrad

16/1210/10 Decision Date: 21/03/2017

Proposal: Perimeter fencing and shed.

Location: 10 TYNTYLA ROAD, YSTRAD, CF41 7SF

Reason: 1 By virtue of its prominent position, scale, appearance and relationship with the surrounding built environment and highway; the proposed fencing and shed are considered to be detrimental to the character and appearance of the street scene. Therefore the application is considered not to comply with Policies AW5 and AW6 of the Local Development Plan and the Council's SPG on Householder Development, in respect of its visual impact.

Treforest

17/0014/10 Decision Date: 16/03/2017

Proposal: Change of use from a C3 single family dwelling to a C4 multiple occupancy for student accommodation.

Location: 51 TOWER STREET, TREFOREST, PONTYPRIDD, CF37 1NR

Reason: 1 The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan because it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the social cohesion, character and appearance of the site and surrounding area.

17/0038/10 Decision Date: 20/03/2017

Proposal: Change of Use to Use Class C4 for HMO.

Location: 67A WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RH

Reason: 1 The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan because it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the social cohesion, character and appearance of the site and surrounding area.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/03/2017 and 24/03/2017

Report for Development Control Planning Committee

Hawthorn

16/1388/10

Decision Date: 07/03/2017

Proposal: Change office frontage to include windows and door entrance.

Location: UNIT B IMPERIAL WEALTH MANAGEMENT LTD, UPPER BOAT BUSINESS CENTRE, CARDIFF ROAD, UPPER BOAT, PONTYPRIDD, CF37 5BP

Reason: 1 The development would have a detrimental impact upon highway safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed development would result in the loss of existing off-street parking provision from within the site, resulting in additional on-street parking demand in an area where is already a high demand to the detriment of highway safety and the free flow of traffic.

Total Number of Delegated decisions is 4

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 APRIL 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 425004)**

See Relevant Application File