

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017:

**DEVELOPMENT CONTROL
COMMITTEE
17 NOVEMBER 2016**

**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 24/10/2016 and 04/11/2016.

No Planning and Enforcement Appeals Decisions Received for this Committee.

Delegated Decisions Approvals and Refusals with reasons.

Overview of Enforcement Cases for this Committee.

Enforcement Delegated Decisions for this Committee.

2. RECOMMENDATION

That Members note the information.

Rhondda Cynon Taf County Borough Council

Development Control Enforcement –October 2016

Cases

Received	43
Cases investigated	19 (100%)
Cases resolved	10 (100%)
Complainant acknowledged	88%
Site visit	86%
Case priority	1 (Priority 1) 18 (Priority 2) 24 (Priority 3)

Source

Anonymous	5
Councillor	6
Internal/pro-active	6
Public	26
AM/MP	0

Type

Advert	2	Breach of condition	5
Engineering operations	5	s106	1
Change of use	2	Not in accordance	1
Householder	17	Operational development	5
Listed Building	1	Untidy land	4

Resolution

Remedied	3
No breach	13
Not expedient	1
Planning application submitted	0
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(October 2016)

EN/16/00198

Location: Swan Inn PH, 68 Cardiff Road, Taffs Well

Breach: Raised patio (for landlords use only)

Decision: Not expedient to take any further action

Reason: The patio is of a relatively minor scale which has a limited impact on the appearance of the area and is acceptable in this regard. It is also sited on the opposite boundary to the nearest residential property and there is no loss of privacy when compared to the existing garden arrangement.

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

17 NOVEMBER 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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 24/10/2016 and 04/11/2016****Report for Development Control Planning Committee****Penywaun**

16/1048/10 Decision Date: 24/10/2016
Proposal: Retention of garage and store (partially constructed)
Location: 23 HAULFRYN, PENYWAUN, ABERDARE, CF44 9DG

Aberdare West/Llwydcoed

16/0633/12 Decision Date: 24/10/2016
Proposal: Modifications to front access and railings to front of Chapel / substitution of existing deteriorated timber front door with a glass door. Limited internal modifications involving removal of pews and making internal space
Location: PARENT AND TODDLER GROUP, BRYN SEION EGLWYS BRESBYTERAIDD CYMRU, MILL STREET, TRECYNON, ABERDARE, CF44 8LY

16/0975/10 Decision Date: 02/11/2016
Proposal: Dog kennel block for private use including food preparation areas, grooming, storage for food and cleaning equipment, and isolation / holding kennels.
Location: CWMCOEDLAN STUD, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX

Aberdare East

16/0832/10 Decision Date: 03/11/2016
Proposal: Conversion of rear store/toilet block to 1 bedroom self contained flat.
Location: 34 VICTORIA SQUARE, ABERDARE, CF44 7LB

16/0892/10 Decision Date: 27/10/2016
Proposal: Reinstate the former windows to the side elevations that were removed as part of the previous development and reinstate the manager's accommodation at the first floor.
Location: 28 VICTORIA SQUARE, ABERDARE, CF44 7LB

16/0927/10 Decision Date: 27/10/2016
Proposal: Proposed new domestic garage slab.
Location: GARAGE PLOT 3 & 4, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

16/1069/23 Decision Date: 01/11/2016
Proposal: Demolition of two storey brick building formerly rail staff accommodation.
Location: REDUNDANT BUILDING NORTH OF ABERDARE RAILWAY, OFF WELLINGTON STREET, ABERDARE, CF44 OPU

Mountain Ash East

16/0782/10 Decision Date: 02/11/2016
Proposal: Retention of amended parking and access to dwelling approved in planning permission reference 14/1598/10.
Location: FAIRWAY HOUSE, TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/10/2016 and 04/11/2016

Report for Development Control Planning Committee

Abercynon

16/0761/10 Decision Date: 25/10/2016

Proposal: Proposed 4 bedroom detached dwelling and detached garage (amended plan received 06/09/16)

Location: THE ROYAL OAK PUBLIC HOUSE, INCLINE TOP, ABERCYNON, MOUNTAIN ASH, CF45 4EW

Ynysybwl

16/0864/10 Decision Date: 24/10/2016

Proposal: Retention of a single storey extension to a domestic residence.

Location: BROOKLLYN BUNGALOW, BROOKFIELD, YNYSYBWL, PONTYPRIDD, CF37 3HD

16/1044/10 Decision Date: 24/10/2016

Proposal: Proposed two storey rear extension to residential dwelling.

Location: 3 WINDSOR PLACE, YNYSYBWL, PONTYPRIDD, CF37 3HR

Aberaman North

16/0880/10 Decision Date: 31/10/2016

Proposal: Increase numbers of children (child minding service).

Location: 19 CLIFTON CRESCENT, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 24/10/2016 and 04/11/2016****Report for Development Control Planning Committee****Treherbert****16/0263/10**

Decision Date: 01/11/2016

Proposal:

The construction of a Dissolved Air Flotation Plant Building, Delivery Area, Rinse Tank, Carbon Dioxide Storage Tank and filter canopy covering part of the existing Rapid Gravity Filter Building, along with

Location:

TYN Y WAUN WATER TREATMENT WORKS, TREHEBERT

Treorchy**16/0966/10**

Decision Date: 31/10/2016

Proposal:

Proposed two storey extension to front and side.

Location:

7 OAK STREET, TREORCHY, CF42 6RD

Cwm Clydach**16/0895/10**

Decision Date: 26/10/2016

Proposal:

Construction of two pairs of semi detached houses.

Location:

LAND SOUTH-WEST OF BRYNHYFRYD STREET, TONYPANDY

16/0937/10

Decision Date: 24/10/2016

Proposal:

Two storey extension to dwelling house.

Location:

11 PARK STREET, CLYDACH, TONYPANDY, CF40 2BS

16/1059/10

Decision Date: 24/10/2016

Proposal:

Proposed single storey full width extension to form an orangery.

Location:

41 RAILWAY TERRACE, CLYDACH, TONYPANDY, CF40 2DA

Penygraig**16/0974/10**

Decision Date: 26/10/2016

Proposal:

Installation of Bank of Ireland ATM with Reflective Advertising Collar surround. ATM to be installed through the window to the far LHS of the entrance door to the PO, into an ATC.

Location:

COST CUTTER SUPERMARKET, 61 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU

Cymmer**16/0914/10**

Decision Date: 25/10/2016

Proposal:

Construction of a garage.

Location:

9 SHREWSBURY AVENUE, TREBANOG, PORTH, CF39 9RX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 24/10/2016 and 04/11/2016****Report for Development Control Planning Committee****Glyncoch**

16/0770/10 Decision Date: 26/10/2016
Proposal: Construction of 4 detached dwelling houses with private drive access.
Location: ASHGROVE, GLYNCOCH, PONTYPRIDD, CF37 3DW

Rhydyfelin Central

16/1014/10 Decision Date: 27/10/2016
Proposal: Proposed front porch extension
Location: 74 HOLLY STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DA

Town (Llantrisant)

16/0903/15 Decision Date: 03/11/2016
Proposal: Remove Conditions 5 Landscaping and 6 Habitat Management Plan and vary condition 8 Species & Habitat Protection Mitigation Plan of planning permission 16/0124/10. Please see covering letter.
Location: LAND 400M WEST OF RHIWFELIN FACH FARM, LLANTRISANT

16/0980/10 Decision Date: 27/10/2016
Proposal: The construction of a new vehicular and pedestrian access from the public highway and modifications to the existing car park.
Location: UNIT D AND C PUROLITE INTERNATIONAL LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

Pontyclun

16/0904/15 Decision Date: 25/10/2016
Proposal: Variation of Condition 1 of 11/0552/10 - to extend expiry date.
Location: 7 SCHOOL STREET, PONTYCLUN, CF72 9AA

16/1000/10 Decision Date: 25/10/2016
Proposal: Construct new garage to rear of property.
Location: 39 COWBRIDGE ROAD, BRYNSADLER, PONTYCLUN, CF72 9BS

16/1094/10 Decision Date: 03/11/2016
Proposal: Demolition to part of the existing garage and extend out further to the West.
Location: 26 LEWIS STREET, PONTYCLUN, CF72 9AD

Llanharry

16/0888/10 Decision Date: 25/10/2016
Proposal: Removal of an existing hedge, relocation of boundary wall and creation of new drop kerb and extended driveway.
Location: TYLACOCK BUNGALOW, TYLA COCH, LLANHARRY, PONTYCLUN, CF72 9LR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/10/2016 and 04/11/2016

Report for Development Control Planning Committee

Total Number of Delegated decisions is 27

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 24/10/2016 and 04/11/2016

Report for Development Control Planning Committee

Mountain Ash West

16/1009/10

Decision Date: 24/10/2016

Proposal: Double storey extension to pine end and rear, double storey bay windows with balcony to front and single storey garage to front.

Location: 10 GLENBOI, MOUNTAIN ASH, CF45 3DG

Reason: 1 The proposed extensions, bay windows, balcony and garage, by virtue of their siting and overall visual appearance, would form a discordant and incongruous feature within the street scene which would have a detrimental impact on the character and appearance of the existing dwelling and wider area. It would create a harmful level of overlooking on surrounding properties and would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Rhydyfelin Central

16/0988/10

Decision Date: 01/11/2016

Proposal: Holiday Chalet on site of disused barn - part of previous Glyn Taf Farmyard.

Location: LAND TO SOUTH OF GLYN TAF FARMHOUSE, GLYNTAFF, PONTYPRIDD

Reason: 1 The proposed development would be contrary to Policies AW1, AW 2 and SSA13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that it would represent unjustified sporadic development in an unsustainable location, outside of the established settlement boundaries.

Reason: 2 The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The network of lanes leading to the site are sub-standard to cater for further intensification of use, in particular by those who may not be familiar with the local context, to the detriment of safety of all highway users.

The proposed access lacks an adequate turning area to cater for vehicular turning movements to and from the site and would therefore result in delivery and service vehicles having to travel considerable distance along the sub-standard network of lanes to access the wider highway network to the detriment of safety of all highway users.

iii. The highway improvements would require third party land and as such deliverability cannot be guaranteed.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 24/10/2016 and 04/11/2016

Report for Development Control Planning Committee

Hawthorn

16/0968/13

Decision Date: 31/10/2016

Proposal: Outline application for a new dwelling within the existing boundary of the site address, with primary access off Williams Place.

Location: 43 WILLIAMS PLACE, UPPER BOAT, PONTYPRIDD, CF37 5BH

Reason: 1 By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to TAN 15 of Planning Policy Wales and Policies AW2 and AW10 of the Local Development Plan; and is therefore unacceptable in principle.

Total Number of Delegated decisions is 3

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