

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017:

**DEVELOPMENT CONTROL
COMMITTEE
19 JANUARY 2017**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.5
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 19/12/2016 and 06/01/2017.

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

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED
(Committee 05/01/17)

APPLICATION NO: 16/0241/10
APPEAL REF: A/16/3165900
APPLICANT: Mr J Rees
DEVELOPMENT: Domestic garage and vehicular cross-over
LOCATION: 81 DINAM PARK, TON PENTRE, PENTRE, CF41 7DY
APPEAL RECEIVED: 21/12/2016
APPEAL START DATE: [04/01/2017](#)

APPLICATION NO: 16/0820/10
APPEAL REF: A/16/3165256
APPLICANT: Ms Louise Pope
DEVELOPMENT: Retention of garden fence.
LOCATION: 4 YR HENDRE, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TG
APPEAL RECEIVED: 13/12/2016
APPEAL START DATE: [23/12/2016](#)

APPLICATION NO: 16/0877/10
APPEAL REF: A/16/3166211
APPLICANT: Mr King Leung Chung
DEVELOPMENT: Proposed change of use from A1 to A3 hot food take away and installation of an extract ventilation flue to rear.
LOCATION: WILLIAMS, 57 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU
APPEAL RECEIVED: 28/12/2016
APPEAL START DATE: [05/01/2017](#)

APPEALS DECISIONS RECEIVED

APPLICATION NO: 16/0371/10
APPEAL REF: D/16/3161644
APPLICANT: Mr M Hervey
DEVELOPMENT: Create a new driveway and construct a garage/workshop to the front of our house.
LOCATION: GREYSTONES, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3BL
DECIDED: Refused
DECISION: 20/10/2016
APPEAL RECEIVED: 24/10/2016
APPEAL DECIDED: 05/01/2017
APPEAL DECISION: Dismissed

Rhondda Cynon Taf County Borough Council

Development Control Enforcement –December 2016

Cases

Received	27
Cases investigated	6 (100%)
Cases resolved	15 (53%)
Complainant acknowledged	88%
Site visit	88%
Case priority	0 (Priority 1) 16 (Priority 2) 11 (Priority 3)

Source

Anonymous	0
Councillor	1
Internal/pro-active	2
Public	24
AM/MP	0

Type

Advert	2	Breach of condition	5
Engineering operations	3	s106	0
Change of use	7	Not in accordance	1
Householder	4	Operational development	4
Listed Building	0	Untidy land	1

Resolution

Remedied	9
No breach	11
Not expedient	0
Planning application submitted	6
Notice served	1

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

EN/16/00325

Location: Land at Gwern Heulog, Coedely
Breach: Breach of Condition (wheel washing)

Decision: Issue notice (to ensure that wheel wash facilities are in place)
Reason: The potential for mud and debris being detrimental to highway safety

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 19/12/2016 and 06/01/2017****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

16/0015/10 Decision Date: 30/12/2016
Proposal: Proposed change of use to shop and retail letting units.
Location: FORMER GARAGE AND CAR SALES, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UW

16/1322/10 Decision Date: 06/01/2017
Proposal: Build new W/C room to rear right hand side.
Location: 22 TUDOR TERRACE, TRECYNON, ABERDARE, CF44 8EB

16/1328/10 Decision Date: 05/01/2017
Proposal: Single storey kitchen extension.
Location: NODDFA, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YE

16/1331/10 Decision Date: 04/01/2017
Proposal: Proposed extension to rear at first floor over existing single storey annex.
Location: 22 BRONCYNON TERRACE, CWMDARE, ABERDARE, CF44 8RL

Aberdare East

16/1223/19 Decision Date: 23/12/2016
Proposal: Pollarding of 2 silver birch and 1 sycamore. Pruning of buddlea bushes.
Location: 5 AFON DAR CLOSE, GADLYS, ABERDARE, CF44 8DF

Cwmbach

16/1283/10 Decision Date: 19/12/2016
Proposal: New access and steps to fit platform lift for disabled person.
Location: 21 CONWAY DRIVE, CWMBACH, ABERDARE, CF44 0LL

16/1315/10 Decision Date: 29/12/2016
Proposal: Single storey rear extension and raised patio area.
Location: 37 YNYSCYNON STREET, CWMBACH, ABERDARE, CF44 0PD

16/1343/10 Decision Date: 04/01/2017
Proposal: New steps to front so lift can be fitted for disabled person.
Location: 37 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DN

16/1352/10 Decision Date: 06/01/2017
Proposal: Erection of single storey kitchen extension and selected internal refurbishment to existing building fabric including roof, windows and doors.
Location: 50 ABERDARE ROAD, CWMBACH, ABERDARE, CF44 0PG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 19/12/2016 and 06/01/2017

Report for Development Control Planning Committee

Mountain Ash West

16/1252/01 Decision Date: 29/12/2016

Proposal: Town centre notice board.

Location: OXFORD STREET, MOUNTAIN ASH, CF45 3PL

16/1299/10 Decision Date: 22/12/2016

Proposal: Double storey extension to pine end and rear, double storey bay windows and single storey garage to front. (Re-submission of 16/1009/10).

Location: 10 GLENBOI, MOUNTAIN ASH, CF45 3DG

Aberaman North

16/1172/10 Decision Date: 20/12/2016

Proposal: Construction of a permanent bat house (amended site layout plan received 02/12/16).

Location: BLAENGWAWR COMPREHENSIVE SCHOOL, CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN

16/1342/10 Decision Date: 06/01/2017

Proposal: Two storey extension for kitchen and 2 bedrooms.

Location: 28 HILLCREST AVENUE, ABERAMAN, ABERDARE, CF44 6YH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 19/12/2016 and 06/01/2017****Report for Development Control Planning Committee****Treherbert****16/1218/10**

Decision Date: 28/12/2016

Proposal:

Proposed conversion of former Church centre / hall to residential dwelling.

Location:

FORMER ST MARY'S CHURCH/HALL, 7 BUTE STREET, TREHERBERT

Treorchy**16/0666/10**

Decision Date: 06/01/2017

Proposal:

Proposed garage and games room extension and the retention of a waste transfer station (Amended plan received 02/12/16)

Location:

TY GLYNCOLI, GLYNCOLI CLOSE, TREORCHY, CF42 6SX

Llwynypia**16/1311/01**

Decision Date: 29/12/2016

Proposal:

Replacement signage scheme.

Location:

MCDONALDS RESTAURANT, LLWYNYPPIA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2JQ

Cwm Clydach**16/1259/10**

Decision Date: 22/12/2016

Proposal:

First floor rear extension and loft conversion.

Location:

102 HIGH STREET, CLYDACH, TONYPANDY, CF40 2BJ

Penygraig**16/1273/10**

Decision Date: 29/12/2016

Proposal:

Single storey extension to side to house, shower room for disabled person.

Location:

67 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RE

Hawthorn**16/1255/10**

Decision Date: 29/12/2016

Proposal:

Removal of a wooden garden shed, to be replaced by block work structure of a similar size.

Location:

5 GLYN-DWR AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PD

Tonteg**16/1286/10**

Decision Date: 29/12/2016

Proposal:

The application is for four x 6 metre high flood lighting towers, which will provide lighting for the tennis courts. The lighting has a spillage of 2 metres and lights will automatically turn off at 21:00 hours. They will illuminate

Location:

TENNIS COURTS, TONTEG PARK, MAIN ROAD, TONTEG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 19/12/2016 and 06/01/2017

Report for Development Control Planning Committee

Gilfach Goch

16/1096/10 Decision Date: 22/12/2016
Proposal: Loft conversion to include dormer and construction of timber frame cabin. (Amended plan received 01/12/16)
Location: 120A HIGH STREET, GILFACH GOCH, PORTH, CF39 8SN

Beddau

16/1275/10 Decision Date: 22/12/2016
Proposal: Proposed extension and dormer loft conversion (retrospective application - extension built 4.8m deep) original app ref 16/0823/10
Location: ARVONIA, GWAUNMISKIN ROAD, BEDDAU, PONTYPRIDD, CF38 2AY

Town (Llantrisant)

16/1265/10 Decision Date: 29/12/2016
Proposal: Detached garage.
Location: 22 PARK VIEW, LLANTRISANT, PONTYCLUN, CF72 8DL

Pontyclun

16/1246/10 Decision Date: 29/12/2016
Proposal: Single storey extension to the rear of the property.
Location: 1 HEOL-YR-HAUL, GROES-FAEN, PONTYCLUN, CF72 8RS

16/1263/10 Decision Date: 29/12/2016
Proposal: To convert the existing garage into a home office, adding an internal staircase from ground to first floor and replacing existing garage doors with door and window to match the floor above.
Location: 12 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

16/1288/10 Decision Date: 22/12/2016
Proposal: Build new single storey rear extension enlarge 1st floor rear windows.
Location: 11 ST DAVID'S HEIGHTS, MISKIN, PONTYCLUN, CF72 8SW

16/1294/01 Decision Date: 05/01/2017
Proposal: 1 X Fascia (only logo illuminated) - Sign A. 1 x internally illuminated projector - Sign B. 1 x non-illuminated wall mounted aluminium panel - Sign C.
Location: CO-OP, 3-7 COWBRIDGE ROAD, PONTYCLUN, CF72 9EA

Total Number of Delegated decisions is 27

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 19/12/2016 and 06/01/2017

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

16/1092/10 Decision Date: 20/12/2016

Proposal: No building works to be carried out. Change of existing access to driveway and back, as current access is dangerous.

Location: ADDERLEA, 1 LLE HYFRYD, LLWYDCOED, ABERDARE, CF44 0UN

Reason: 1 By virtue of its proximity to two road junctions and connection to a busy principle highway, the proposed new vehicular access would be considered to have an unacceptable impact on the safety of highway users and thus be contrary to LDP Policy AW5. Furthermore, the construction and position of the proposed access would be detrimental to two mature trees, subject to a Tree Preservation Order. Consequently the development would not comply with the requirements of LDP Policy AW8.

Tylorstown

16/1083/10 Decision Date: 04/01/2017

Proposal: Proposed erection of a bungalow and detached garage adjacent to existing stables.

Location: LAND ADJACENT TO FORMER ISOLATION HOSPITAL, OFF PENRHYS ROAD, TYLORSTOWN

Reason: 1 The principle of the proposed development is unacceptable as it represents unjustified residential development outside of the settlement limits, in an unsustainable location. The proposal would therefore be contrary to Policy CS1, AW2 & NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development represents inappropriate development which would unacceptably compromise the rural character and appearance of the site. It would therefore be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 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 access leading to the site is sub-standard to cater for the increase and type of vehicle generated by the proposed to the detriment of safety of all highway users and free flow of traffic.

The junction of the proposed access is at an acute angle and lacks adequate turning radii to cater for the type of vehicle turning movements generated by the proposed development to and from the public highway (Penrhys Road) that will create increased traffic hazards to the detriment of the safety of all highway users and free flow of traffic.

In the absence of adequate segregated footway facilities the proposed development would result in pedestrians being forced to share the same surface as moving motor vehicles to the detriment of pedestrian safety.

The use of private vehicles as the only mode of transport to and from the proposed development site would result in the site being unsustainable in terms of national advice and policy on transport.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 19/12/2016 and 06/01/2017

Report for Development Control Planning Committee

Beddau

16/0889/10

Decision Date: 05/01/2017

Proposal: Proposed 3 Bed Detached Bungalow. (Amended Site Location plan and further details received 11/10/16) (Further amended site plan received 15/11/16) (Amended Site Plan received 28/11/16).

Location: PANORAMA B, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU

Reason: 1 The principle of the proposed development is unacceptable as it represents unjustified residential development outside of the settlement limits, in an unsustainable location. The proposal would therefore be contrary to Policy AW2 & SSA13 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development represents inappropriate development which would unacceptably compromise the rural character and appearance of the surrounding area and the designated Special Landscape Area. It would therefore be contrary to Policies AW5, AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 3

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

19 JANUARY 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