

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

DEVELOPMENT CONTROL COMMITTEE 21 NOVEMBER 2013 REPORT OF: SERVICE DIRECTOR PLANNING		Agenda Item No. 6
	INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 28/10/2013 and 08/11/2013.

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.

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APPEALS RECEIVED

APPLICATION NO: 12/0950/10 (EL)
APPEAL REF: A/13/2206939 AP.1135
APPLICANT: Mr. B Hoskins
DEVELOPMENT: Change of use from a florist to A3 usage.
LOCATION: 26 OXFORD STREET, MOUNTAIN ASH, CF45 3PG
APPEAL RECEIVED: 17/10/2013
APPEAL START DATE: 17/10/2013

APPLICATION NO: 13/0415/10 (GW)
APPEAL REF: A/13/2207359 AP.1137
APPLICANT: Mr. M Evans
DEVELOPMENT: Conversion of garage (including extension) to residential dwelling.
LOCATION: 24 TYNYPAL PLACE, PENYGRAIG, TONYPANDY, CF40 1QW
APPEAL RECEIVED: 17/10/2013
APPEAL START DATE: 11/11/2013

APPLICATION NO: 13/0673/10 (LE)
APPEAL REF: A/13/2208029 AP.1136
APPLICANT: Mr. R A Wiley
DEVELOPMENT: Retrospective planning application for conversion of basement into a one bedroom flat and infill elevated decking to the rear and replace flat roof with an apex roof to rear extension.
LOCATION: 71 EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NR
APPEAL RECEIVED: 29/10/2013
APPEAL START DATE: 06/11/2013

APPLICATION NO: 13/0696/10 (MF)
APPEAL REF: A/13/2207118 AP.1134
APPLICANT: Mr. W Lewis
DEVELOPMENT: Conservatory extension.
LOCATION: HEN ARDD, CHURCH STREET, YNYSYBWL, PONTYPRIDD, CF37 3LB
APPEAL RECEIVED: 14/10/2013
APPEAL START DATE: 16/10/2013

APPEAL DECISIONS RECEIVED

APPLICATION NO: 12/0446/13 (GD)
APPEAL REF: A/13/2194212 AP.1114
APPLICANT: Richards Thomas Solicitors
DEVELOPMENT: Outline planning application proposal for 43 dwellings (inclusive of affordable housing) on land at end of Godreaman Street, Aberaman, Aberdare, CF44 6DF
LOCATION: LAND AT END OF GODREAMAN STREET, ABERAMAN, ABERDARE, CF44 6DF
DECIDED: 26/09/2012
DECISION: Refuse
APPEAL RECEIVED: 06/03/2013
APPEAL DECIDED: 24/10/2013
APPEAL DECISION: Allowed With Conditions, costs application refused

APPLICATION NO: 12/0915/10 (SF)
APPEAL REF: A/13/2200787 AP.1118
APPLICANT: United Welsh Housing Association
DEVELOPMENT: Change of use of The Grange to a hostel (sui generis) to provide 10 no. accommodation units for young people (aged 16 to 24) along with support facilities. In addition, the construction of a new link building to provide a new entrance, reception and office space (90 sqm).
LOCATION: THE GRANGE, TYFICA ROAD, PONTYPRIDD, CF37 2DB
DECIDED: 12/06/2013
DECISION: Refuse
APPEAL RECEIVED: 27/06/2013
APPEAL DECIDED: 31/10/2013
APPEAL DECISION: Allowed With Conditions

APPLICATION NO: 12/1174/10 (BJW)
APPEAL REF: A/13/2200959 AP.1119
APPLICANT: Alliance Property 'SW' Ltd
DEVELOPMENT: Conversion of two commercial units into one and change of use to hot food takeaway.
LOCATION: 174A & 174B FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NS
DECIDED:
DECISION: Appeal against non-determination
APPEAL RECEIVED: 01/07/2013
APPEAL DECIDED: 24/10/2013
APPEAL DECISION: Allowed With Conditions

APPLICATION NO: 12/1318/01 (CPU)
APPEAL REF: 13/A/2199469 AP.1113
APPLICANT: D G Weaver Ltd
DEVELOPMENT: Free standing signage (Hours of illumination between 0600 hours and 2400 hours).
LOCATION: D G WEAVER LTD, TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8YB
DECIDED: 08/05/2013
DECISION: Refuse
APPEAL RECEIVED: 05/06/2013
APPEAL DECIDED: 17/10/2013
APPEAL DECISION: Dismiss

APPLICATION NO: 13/0114/10 (CPU)
APPEAL REF: A/13/2203211 AP. 1124
APPLICANT: Mr. D Atkins
DEVELOPMENT: Proposed two storey side extension to form playroom and bedroom (resubmission)
LOCATION: 1 HEOL GLAN ELAI, PONTYCLUN, CF72 9DU
DECIDED: 27/03/2013
DECISION: Refuse
APPEAL RECEIVED: 20/08/2013
APPEAL DECIDED: 15/10/2013
APPEAL DECISION: Allowed With Conditions

Decision letters regarding planning and enforcement appeals will be made available on request.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/10/2013 and 08/11/2013****Report for Development Control Planning Committee****Rhigos****13/0544/10**

Decision Date: 28/10/2013

Proposal: Extension to provide self catering accommodation**Location:** FIFTH AVENUE HOUSE, FIFTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UN**Hirwaun****13/0757/10**

Decision Date: 29/10/2013

Proposal: Panel fence with trellis between concrete pillars to rear of the property to include a concrete hard standing with wooden gate.**Location:** 7 RIVERSIDE, HIRWAUN, ABERDARE, CF44 9QY**Aberdare West/Llwydcoed****13/0899/10**

Decision Date: 29/10/2013

Proposal: Single storey side extension with alterations to existing conservatory.**Location:** 4 DARE COURT, CWMDARE, ABERDARE, CF44 8TZ**13/0917/10**

Decision Date: 06/11/2013

Proposal: Demolition of existing rear conservatory and replacement with new single storey extension.**Location:** 19 BIRCHGROVE, CWMDARE, ABERDARE, CF44 8DD**13/0923/10**

Decision Date: 06/11/2013

Proposal: Internal alterations together with the replacement of a sub-standard single storey ground floor annex with a 2 storey kitchen/diner, bathroom and bedroom extension.**Location:** 4 HOREB TERRACE, LLWYDCOED, ABERDARE, CF44 0UU**Aberdare East****13/0902/10**

Decision Date: 28/10/2013

Proposal: New shop front and external improvements to existing cafe.**Location:** JOE'S FISH BAR, 21 WHITCOMBE STREET, ABERDARE, CF44 7AU**13/0904/01**

Decision Date: 28/10/2013

Proposal: Signage to new shop front and signage to side elevation of existing wall.**Location:** JOE'S FISH BAR, 21 WHITCOMBE STREET, ABERDARE, CF44 7AU**13/0954/23**

Decision Date: 07/11/2013

Proposal: Installation of 1 x openreach broadband cabinet within the public highway.**Location:** WHITCOMBE STREET, O/S SHEPPARDS CHEMIST, 23-25 WHITCOMBE STREET, ABERDARE, CF44 7AU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/10/2013 and 08/11/2013****Report for Development Control Planning Committee****Cwmbach****13/0900/10** Decision Date: 31/10/2013**Proposal:** New detached 2 bedroom dwelling.**Location:** PLOT 7, YNYSYCYNON PARK, CWMBACH, ABERDARE**Mountain Ash East****13/0907/09** Decision Date: 29/10/2013**Proposal:** Demolition of existing garage and replacement set back further from rear boundary of house**Location:** 34 STRAND STREET, MOUNTAIN ASH, CF45 4HG**13/0943/10** Decision Date: 06/11/2013**Proposal:** Two storey rear extension.**Location:** 27 SEYMOUR STREET, MOUNTAIN ASH, CF45 4BL**Ynysybwl****13/0820/10** Decision Date: 05/11/2013**Proposal:** Conversion of shop area to residential, associated alterations and enlarged parking area.**Location:** 50 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DY**13/0828/10** Decision Date: 28/10/2013**Proposal:** Change of use from A1 to C3. New ground floor street frontage. Internal modifications.**Location:** 32 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DU**Treorchy****13/1060/38** Decision Date: 08/11/2013**Proposal:** Discharge of conditions 1, 2 and 3 for application 13/0328/10 - Erection of an anemometer mast for temporary period of 3 years**Location:** CRAIG YR ABER, LAND TO THE NORTHWEST OF FFORCH-ORKY, TREORCHY CF42 6TF**Ystrad****13/0938/31** Decision Date: 31/10/2013**Proposal:** To Install electronic communications apparatus (DSLAM cabinet the dimensions of which are 1400 mm wide, 750 mm high and 400 mm deep).**Location:** 56 GELLI ROAD, GELLI, PENTRE CF41 7LY.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/10/2013 and 08/11/2013****Report for Development Control Planning Committee****Cwm Clydach****13/0743/10** Decision Date: 31/10/2013**Proposal:** Proposed 'Fish & Chip' take away shop (Amended plans received 30th September 2013)**Location:** FORMER PLOT OF 112 COURT STREET, CLYDACH VALE, TONYPANDY, CF40 2RN.**Tonypandy****13/0627/10** Decision Date: 30/10/2013**Proposal:** Conversion of ground floor to two Class A1 retail units and first floor to a self contained flat and bedsit. Also alterations to front elevation, including installation of a roller shutter.**Location:** COST CUTTERS / POST OFFICE, 38-40 DUNRAVEN STREET, TONYPANDY, CF40 1AL**13/0875/10** Decision Date: 07/11/2013**Proposal:** Erection of a bungalow and access drive (retrospective).**Location:** WELCOME INN, DUNRAVEN STREET, TONYPANDY, CF40 1AW**13/0978/19** Decision Date: 29/10/2013**Proposal:** Significant top crown of 5 number Sycamore (30% reduction)**Location:** TREES TO SIDE OF GARAGE OFF 6 PARK PLACE, TONYPANDY CF40 1BA**Trealaw****12/0669/10** Decision Date: 07/11/2013**Proposal:** Detached garage, walls and gates (amended description and amended plans received)**Location:** FORMER BUILDERS YARD, FOUNDRY ROAD, TREALAW, TONYPANDY**Porth****13/0690/10** Decision Date: 05/11/2013**Proposal:** New toilet block incorporating male w.c. and female w.c.**Location:** FOOTBALL GROUND, DINAS PARK, APPLETREE AVENUE, DINAS, TONYPANDY**Ynyshir****13/0724/10** Decision Date: 31/10/2013**Proposal:** Replace collapsed retaining wall with an embankment including demolition of 2 garages**Location:** LAND REAR OF 60-66 WILLIAM STREET, YNYSHIR, PORTH, CF39 0EY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/10/2013 and 08/11/2013****Report for Development Control Planning Committee****Cilfynydd****13/0718/08** Decision Date: 07/11/2013**Proposal:** Flood alleviation scheme.**Location:** NANT CAE DUGWG, NEAR CILFYNYDD RUGBY CLUB, PANT DU ROAD, CILFYNYDD, CF37 4HS.**13/0928/10** Decision Date: 31/10/2013**Proposal:** External lift and steps.**Location:** 77 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NG**Glyncoch****13/0968/19** Decision Date: 29/10/2013**Proposal:** 2 no. Lime trees, rear gardens -1 in No.8, 1 in No.9 - staged reductions to eventually pollard - initially 30% crown reduction to both trees.**Location:** 8 & 9 THE GROVE, GLYNCOCH, PONTYPRIDD CF37 3BQ**Town (Pontypridd)****13/0955/31** Decision Date: 30/10/2013**Proposal:** Installation of 1 x openreach broadband cabinet within the public highway.**Location:** UPPER CHURCH STREET, O/S ST. CATHERINES CHURCH HALL, UPPER CHURCH STREET, PONTYPRIDD, CF37 2UF**13/0956/31** Decision Date: 30/10/2013**Proposal:** Installation of 1 x openreach broadband cabinet within the public highway.**Location:** MARKET STREET, OPP RIVER ISLAND, 1-2 FRATERNAL PARADE, PONTYPRIDD, CF37 4UG**13/0957/31** Decision Date: 30/10/2013**Proposal:** Installation of 1 x Openreach broadband cabinet (PCP010)**Location:** MILL STREET, S/O NATWEST, 1 TAFF STREET, PONTYPRIDD, CF37 4UG.**Graig****13/0715/10** Decision Date: 07/11/2013**Proposal:** Demolition of existing brickwork boundary wall and replacement with steel security fencing. Construction of new gabion retaining wall and remedial works to existing steel fencing.**Location:** DEWI SANT HOSPITAL, ALBERT ROAD, GRAIG, PONTYPRIDD, CF37 1LB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/10/2013 and 08/11/2013****Report for Development Control Planning Committee****Ffynon Taf****13/0889/10** Decision Date: 28/10/2013**Proposal:** The replacement of the existing shopfront and the installation of a new ramp.**Location:** THE CO OPERATIVE, 30 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF**13/0939/10** Decision Date: 06/11/2013**Proposal:** Single storey extension to rear.**Location:** 22 ABBEY CLOSE, TY RHIW, TAFFS WELL, CARDIFF, CF15 7RS**Llantwit Fardre****13/0882/10** Decision Date: 31/10/2013**Proposal:** Single storey rear and side extensions and first floor extension with mono pitch roof**Location:** 40 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU**13/0886/10** Decision Date: 05/11/2013**Proposal:** Double storey extension to rear of both properties. Porch and landscaping works to front of both properties. Garage to rear of no. 14. Replacement of driveway and retaining walls at no. 13.**Location:** 13/14 HEOL BRYNHYFRYD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RH**13/0977/19** Decision Date: 29/10/2013**Proposal:** Crown reduce one Oak tree by 30%.**Location:** REAR OF 19 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX**Tonteg****13/0836/10** Decision Date: 05/11/2013**Proposal:** New dormer roof windows and porch.**Location:** 40 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EH**13/0936/10** Decision Date: 05/11/2013**Proposal:** Extended driveway and egress improvements.**Location:** 40 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/10/2013 and 08/11/2013****Report for Development Control Planning Committee****Gilfach Goch****13/0494/10** Decision Date: 28/10/2013**Proposal:** Detached dormer bungalow.**Location:** LAND OFF GELLIARAEI ROAD/ MEADOW LANE, GILFACH GOCH, PORTH, CF39 8TE**13/0815/10** Decision Date: 30/10/2013**Proposal:** Demolish existing domestic garage and replace with new.**Location:** HENDREFORGAN CRESCENT, GILFACH GOCH, PORTH CF39 8UL**Tonyrefail West****13/0998/10** Decision Date: 06/11/2013**Proposal:** Single storey rear extension (sun lounge).**Location:** 13 HEOL PYMMER, TONYREFAIL, PORTH, CF39 8DN**Ty'n y Nant****13/0399/10** Decision Date: 05/11/2013**Proposal:** New extension to the existing petrol store including a change of use of the MOT testing centre to ancillary storage and the removal of the carwash facility (Amended layout plan (14/2012/006A) received 26/06/13)**Location:** TEXACO FILLING STATION, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LT**Town (Llantrisant)****12/1122/10** Decision Date: 07/11/2013**Proposal:** Detached dwelling and car port. Extension of curtilage of Malthouse Farm and re-building of dry stone wall. (revised plans received 13/8/13).**Location:** LAND AT MALT HOUSE FARM, HEOL LAS, LLANTRISANT, PONTYCLUN, CF72 8EG.**Pontyclun****13/0935/01** Decision Date: 05/11/2013**Proposal:** Installation of new non-illuminated projecting sign.**Location:** 19 COWBRIDGE ROAD, PONTYCLUN, CF72 9EA**13/0940/10** Decision Date: 28/10/2013**Proposal:** Ground floor rear extension for proposed en suite**Location:** 40 HEOL MISKIN, PONTYCLUN, CF72 9AJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 28/10/2013 and 08/11/2013

Report for Development Control Planning Committee

Brynna

13/0914/10

Decision Date: 29/10/2013

Proposal: Extension to rear of house.

Location: 35 LONYDD GLAS, LLANHARAN, PONTYCLUN, CF72 9FZ

Total Number of Delegated decisions is 44

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 28/10/2013 and 08/11/2013

Report for Development Control Planning Committee

Aberaman North

13/0934/10 Decision Date: 07/11/2013

Proposal: Erection of ground floor garage, with first floor playroom above with new drainage.

Location: GERNANT, BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW

Reason: 1 The proposed garage, in terms of its scale, design and height, would constitute unsympathetic development, which would be poorly related to the character and appearance of the original building and wider locality. As such the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Tylorstown

13/0925/10 Decision Date: 05/11/2013

Proposal: 4 bedroom detached dwelling.

Location: PLOT ADJACENT TO BRYNTEG COTTAGES, BRYNHEULOG TERRACE, TYLORSTOWN, FERNDAL, CF43 3DN

Reason: 1 The proposed dwelling, by virtue of its scale, height and design would represent an overbearing and incongruous feature within the street scene that would be poorly related to the character and appearance of area and detrimental to visual amenity contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions 2

Planning Enforcement Activity : October 2013

Cases	Received		50		
	Resolved		64		
	Ongoing		263		
	12 week target (75%)		75%	Within 48	Outside 16
	Complaint acknowledgement target		92%	Within 34	Outside 3
	Site visit target		76%	Within 32	Outside 10
	Priority	1	-		
2		29			
3		21			

Source	AM/MP		-		
	Anonymous		8		
	Councillor		9		
	Internal/Pro-Active		10		
	Public		23		

Type	Advert		7	Listed building/Con Area Consent	-
	Engineering operations		-	Not in accordance with approved plans / pre-commence conditions	8
	Change of use		12	Operational development	1
	Householder		11	Unauthorised Tree Works	-
	Breach of Condition Notice		3	S215 Untidy land / buildings	8

Resolution	Remedied		21		
	No breach		23		
	Not expedient		2		
	Referred to Planning Officer		7		
	Planning application		9		
	Notice served	Enforcement	2		
		Breach of Condition	-		
		S.215 (untidy land)	-		

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Enforcement Delegated decisions made between 01/10/2013 and 31/10/2013

EN/12/00484 **Decision:** Not expedient

Breach: Garden extension
Location: Land at South Street, Abercynon

EN/13/00328 **Decision:** Not expedient

Breach: Raising garden levels
Location: 45 Swyn Y Nant, Thomastown, Tonyrefail, Porth, CF39 8FE

EN/13/00388 **Decision:** Notice Served

Breach: Advertisement banner in Conservation Area
Location: Pillowtalk Home Furnishings, 20 Commercial Street, Aberdare

EN/13/00456 **Decision:** Notice Served

Breach: Stable
Location: Land at Tonyrefail Road, Penycoedcae

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

21 NOVEMBER 2013

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