

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE  
17 APRIL 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

|  |                          |
|--|--------------------------|
|  | <b>Agenda Item No. 8</b> |
| <b>INFORMATION FOR MEMBERS<br/>PERTAINING TO ACTION TAKEN<br/>UNDER DELEGATED POWERS</b> |                          |

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 24/03/2014 and 04/04/2014.

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

**2. RECOMMENDATION**

That Members note the information.

This page intentionally blank

### **APPEALS RECEIVED**

**APPLICATION NO:** 13/0524/10 (BHJ)  
**APPEAL REF:** A/14/2213424 RCT/AP.1151  
**APPLICANT:** Dr M Miah  
**DEVELOPMENT:** Alterations to means of enclosure and access for an existing use  
**LOCATION:** THE RED LOUNGE RESTAURANT AND LICENSED BAR, 71 WOOD ROAD, TREFOREST, PONTYPRIDD  
**APPEAL RECEIVED:** 07/02/2014  
**APPEAL START DATE:** 13/03/2014

**APPLICATION NO:** 13/0841/10 (MF)  
**APPEAL REF:** A/14/2215365 AP.1154  
**APPLICANT:** Mrs. A Ball  
**DEVELOPMENT:** Erection of a single storey extension to the rear  
**LOCATION:** 16 JEFFREY STREET, CAEGARW, MOUNTAIN ASH  
**APPEAL RECEIVED:** 13/03/2014  
**APPEAL START DATE:** 24/03/2014

**APPLICATION NO:** 13/0966/10 (LE)  
**APPEAL REF:** A/14/2214117 AP.1153  
**APPLICANT:** Miss J Garcia  
**DEVELOPMENT:** Proposed two storey extension to rear of property, in addition to internal remodeling at ground and first floor level, proposed construction of first floor habitable bedroom above existing ground floor garage  
**LOCATION:** 11 ST ANNES COURT, TALYGARN, PONTYCLUN  
**APPEAL RECEIVED:** 19/02/2014 - APPEAL AGAINST CONDITION IMPOSED  
**APPEAL START DATE:** 21/03/2014

**APPLICATION NO:** 13/1031/10 (MF)  
**APPEAL REF:** A/14/2215269 AP.1152  
**APPLICANT:** Mrs. J Walsh  
**DEVELOPMENT:** Raised Patio (Retrospective)  
**LOCATION:** 16 BASSETT STREET, ABERCYNON, MOUNTAIN ASH  
**APPEAL RECEIVED:** 12/03/2014  
**APPEAL START DATE:** 17/03/2014

**APPLICATION NO:** 13/1169/10 (BJW)  
**APPEAL REF:** 14/A/2215730 AP.1156  
**APPLICANT:** Mr. V Davies  
**DEVELOPMENT:** Two storey rear extension on Bryn Ysgol & Ty Mizpah  
**LOCATION:** BRYN YSGOL & TY MIZPAH, PENRHIWFER ROAD, PENRHIWFER, TONYPANDY  
**APPEAL RECEIVED:** 20/03/2014  
**APPEAL START DATE:** 01/04/2014

**APPLICATION NO:** 13/1215/10 (EL)  
**APPEAL REF:** A/14/2215910 AP.1155  
**APPLICANT:** Hoffi Coffi Ltd  
**DEVELOPMENT:** First floor addition over existing coffee shop to provide 7 no. student bed-sits and 1 no. communal lounge and kitchen  
**LOCATION:** HOFFI COFFI, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW  
**APPEAL RECEIVED:** 31/03/2014  
**APPEAL START DATE:** 31/03/2014

### **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 12/1161/01 (EL)  
**APPEAL REF:** H/13/2193140 AP.1120  
**APPLICANT:** Primesight Ltd  
**DEVELOPMENT:** Two internally illuminated double sided free standing display units (Advert Consent)  
**LOCATION:** PENRHOS SERVICE STATION, CAERPHILLY ROAD, NANTGARW, TAFFS WELL  
**DECIDED:** 24/12/2012  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 15/02/2013  
**APPEAL DECIDED:** 27/03/2014  
**APPEAL DECISION:** Dismiss

**APPLICATION NO:** 13/0789/10 (KL)  
**APPEAL REF:** A/13/2209639 AP.1142  
**APPLICANT:** Mr. L Semmens  
**DEVELOPMENT:** Conservatory  
**LOCATION:** 67 EXCELSIOR TERRACE, MAERDY, FERNDAL  
**DECIDED:** 12/09/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 29/11/2013  
**APPEAL DECIDED:** 27/03/2014  
**APPEAL DECISION:** Dismiss

**ENFORCEMENT NO:** EN/13/00281 (PM)  
**APPEAL REF:** C/13/2204605 RCT/AP/ENF.115  
**APPLICANT:** Mr. Olatubo Okusanya  
**REASON FOR ISSUE:** Without planning permission the change of use from dwelling house to a mixed use as a dwelling house and a food storage and associated delivery business  
**LOCATION:** 98 QUEEN STREET, TREFOREST, PONTYPRIDD  
**APPEAL RECEIVED:** 28/08/2013  
**APPEAL DECIDED:** 19/12/2013  
**APPEAL DECISION:** Allowed and planning permission is granted subject to 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: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****13/1259/10** Decision Date: 24/03/2014**Proposal:** Subdivision of property to create a two bedroom apartment and two bedroom dwelling, single storey extension to basement with parking on top and rear porch to ground floor (Amended site plan received**Location:** 47A HARRIET STREET, TRECYNON, ABERDARE, CF44 8PL**14/0167/10** Decision Date: 03/04/2014**Proposal:** Reduce size of garage, build new shower room and add to existing access ramped area at front door.**Location:** 16 PARK LANE, TRECYNON, ABERDARE, CF44 8HN**14/0221/10** Decision Date: 28/03/2014**Proposal:** First floor bedroom and bathroom extension over the existing kitchen and alterations.**Location:** 3 DARE ROAD, CWMDARE, ABERDARE, CF44 8UB**Aberdare East****14/0015/10** Decision Date: 25/03/2014**Proposal:** First floor garage extension and conversion of garage to include first floor living accommodation**Location:** SUMMERFIELD HOUSE, PLASDRAW PLACE, ABERDARE, CF44 0NS**Mountain Ash West****13/1247/10** Decision Date: 04/04/2014**Proposal:** Conversion of ground floor storage unit to self contained flat.**Location:** 3 DYFFRYN STREET, MOUNTAIN ASH, CF45 3NU**14/0147/10** Decision Date: 02/04/2014**Proposal:** Demolition of existing rear extensions and construction of two storey rear extension.**Location:** 19 STREAM STREET, MOUNTAIN ASH, CF45 3LL**Penrhiwceiber****14/0137/10** Decision Date: 24/03/2014**Proposal:** 2 storey rear extension**Location:** 3 MISKIN TERRACE, MOUNTAIN ASH, CF45 3UD

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Abercynon****14/0177/10** Decision Date: 03/04/2014**Proposal:** Outside lift and associated works.**Location:** 188 BRYNTIRION, MOUNTAIN ASH, CF45 4PJ**14/0216/10** Decision Date: 28/03/2014**Proposal:** Two storey extension to rear elevation and single storey side extension**Location:** 6 KING STREET, ABERCYNON, MOUNTAIN ASH, CF45 4UW**Ynysybwl****14/0188/09** Decision Date: 01/04/2014**Proposal:** Loft conversion with rear dormer.**Location:** 12 BROOKFIELD, YNYSYBWL, PONTYPRIDD, CF37 3HD**14/0237/10** Decision Date: 03/04/2014**Proposal:** Single storey rear extension**Location:** 31 NEW ROAD, YNYSYBWL, PONTYPRIDD, CF37 3HA**Aberaman South****14/0246/09** Decision Date: 24/03/2014**Proposal:** Single storey extension for kitchen and bathroom (Certificate of Lawful Development)**Location:** 6 BEECH TERRACE, ABERCWMBOL, ABERDARE, CF44 6AN**Pentre****14/0176/10** Decision Date: 03/04/2014**Proposal:** Private detached garage. (Re-submission)**Location:** 31 CARNE STREET, PENTRE, CF41 7LQ**Trealaw****14/0030/10** Decision Date: 02/04/2014**Proposal:** Subdivision of dwelling into house and self contained maisonette**Location:** 101 MISKIN ROAD, TREALAW, TONYPANDY, CF40 2QN

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Porth****13/1298/12** Decision Date: 01/04/2014**Proposal:** Installation of 1 no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.**Location:** NEWLOOK, 23 HANNAH STREET, PORTH, CF39 9RB**14/0136/09** Decision Date: 26/03/2014**Proposal:** Lean-to Shed**Location:** 18 CEMETERY ROAD, PORTH, CF39 0BH**Maerdy****14/0033/10** Decision Date: 03/04/2014**Proposal:** Rear extension and new ramped access.**Location:** 58 TAN-Y-BRYN, MAERDY, FERNDAL, CF43 4TP**Trallwn****14/0151/10** Decision Date: 24/03/2014**Proposal:** First floor rear extension over existing and change existing flat roof to pitched roof.**Location:** 110 BONVILSTON ROAD, TRALLWN, PONTYPRIDD, CF37 4RG**14/0245/10** Decision Date: 04/04/2014**Proposal:** Single storey extension.**Location:** 155 COEDPENMAEN CLOSE, PONTYPRIDD, CF37 4LE**Rhondda****13/1304/10** Decision Date: 26/03/2014**Proposal:** Rebuilding of dilapidated boundary wall and new hardstanding to accommodate allotment garden shed.**Location:** LAND TO THE REAR OF DANYLAN ROAD, MAESYCOED, PONTYPRIDD, CF37 1ES**Graig****14/0143/10** Decision Date: 26/03/2014**Proposal:** Single storey garage to side of property.**Location:** 8 LOWER ALMA TERRACE, GRAIG, PONTYPRIDD, CF37 1NL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Treforest****14/0104/10** Decision Date: 26/03/2014**Proposal:** Extend existing dwelling to create 2 separate dwellings.**Location:** FAIRVIEW, ST MICHAEL'S AVENUE, TREFOREST, PONTYPRIDD, CF37 1NS**Ffynon Taf****14/0133/10** Decision Date: 24/03/2014**Proposal:** First floor extension above garage and kitchen**Location:** 51 RHIW'R DDAR, TAFFS WELL, CARDIFF, CF15 7PA**Llantwit Fardre****14/0134/10** Decision Date: 04/04/2014**Proposal:** Roof extension for additional living space**Location:** 48 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BE**14/0139/10** Decision Date: 25/03/2014**Proposal:** Garage conversion.**Location:** 27 VIBURNUM RISE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JU**Tonteg****14/0222/10** Decision Date: 27/03/2014**Proposal:** Rear extension and conservatory.**Location:** 18 CHERITON GROVE, TONTEG, PONTYPRIDD, CF38 1PF**Tonyrefail West****13/0350/15** Decision Date: 01/04/2014**Proposal:** Variation of condition 1 of outline planning permission 05/1017 (dated 12 April 2010) to enable the period of time in which a reserved matters application can be submitted to 5 years, i.e. by 12 April 2015. (Outline**Location:** LAND AT PARC EIRIN, WILFRIED WAY, TONYREFAIL CF39 8JQ**Tonyrefail East****14/0079/10** Decision Date: 02/04/2014**Proposal:** Detached stable block.**Location:** LAND OPPOSITE GARTH STREET & ELY VALLEY ROAD, COEDEL, TONYREFAIL.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Beddau****14/0038/10** Decision Date: 04/04/2014**Proposal:** Conversion of garage.**Location:** 23 WILLOW CLOSE, BEDDAU, PONTYPRIDD, CF38 2SJ**Town (Llantrisant)****14/0037/10** Decision Date: 02/04/2014**Proposal:** Conversion of integral garage into habitable room (Retrospective).**Location:** 22 CLOS CEFN GLAS, ROWAN GARDENS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS**Talbot Green****14/0129/10** Decision Date: 26/03/2014**Proposal:** Construction of retail pod.**Location:** TESCO EXTRA, GREEN PARK, TALBOT GREEN, PONTYCLUN, CF72 8RB**14/0130/01** Decision Date: 25/03/2014**Proposal:** Advertisement Consent to promote the brand and services of the retail pod**Location:** TESCO EXTRA, GREEN PARK, TALBOT GREEN, PONTYCLUN, CF72 8RB**14/0189/10** Decision Date: 04/04/2014**Proposal:** Rear dormer extension and increase in ridge height.**Location:** 29 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA**Pontyclun****14/0173/19** Decision Date: 01/04/2014**Proposal:** Trees are being pruned or felled for safety and/or to clear overhead cables. See report B J Unwin Forestry Consultancy 7th Feb 2014 for full details.**Location:** LAFARGE TARMAC LTD, SCHOOL ROAD, MISKIN, PONTYCLUN, CF72 8PG**14/0185/09** Decision Date: 24/03/2014**Proposal:** Single storey extension to rear**Location:** 6 YNYSDDU, PONTYCLUN, CF72 9UA

Total Number of Delegated decisions is 35

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 24/03/2014 and 04/04/2014**

**Report for Development Control Planning Committee**

---

|                           |
|---------------------------|
| <b>Town (Llantrisant)</b> |
|---------------------------|

**13/0514/10**

Decision Date: 03/04/2014

**Proposal:** To form car park/hard standing into garden off Erw Hir, Llantrisant.

**Location:** BRYN FFYNON BUNGALOW, HEOL-Y-PISTYLL, LLANTRISANT, PONTYCLUN, CF72 8BW

**Reason: 1** Insufficient information has been submitted to enable an accurate assessment of the potential impact of the proposed development in terms of land instability. As such, the proposal conflicts with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

---

Total Number of Delegated decisions is 1

## Planning Enforcement Activity : March 2014

|       |                                  |    |     |           |           |
|-------|----------------------------------|----|-----|-----------|-----------|
| Cases | Received                         |    | 45  |           |           |
|       | Resolved                         |    | 29  |           |           |
|       | Ongoing                          |    | 289 |           |           |
|       | 12 week target (75%)             |    | 69% | Within 20 | Outside 9 |
|       | Complaint acknowledgement target |    | 74% | Within 14 | Outside 5 |
|       | Site visit target                |    | 86% | Within 30 | Outside 5 |
|       | Priority                         | 1  | -   |           |           |
| 2     |                                  | 27 |     |           |           |
| 3     |                                  | 18 |     |           |           |

|        |                     |  |    |  |  |
|--------|---------------------|--|----|--|--|
| Source | AM/MP               |  | -  |  |  |
|        | Anonymous           |  | 5  |  |  |
|        | Councillor          |  | 7  |  |  |
|        | Internal/Pro-Active |  | 7  |  |  |
|        | Public              |  | 26 |  |  |

|      |                            |  |    |   |   |
|------|----------------------------|--|----|---|---|
| Type | Advert                     |  | 4  | Listed building/Con Area Consent                                | - |
|      | Engineering operations     |  | 5  | Not in accordance with approved plans / pre-commence conditions | 5 |
|      | Change of use              |  | 12 | Operational development   | 1 |
|      | Householder                |  | 14 | Unauthorised Tree Works   | - |
|      | Breach of Condition Notice |  | 4  | S215 Untidy land / buildings                                    | - |

|                     |                              |                     |    |  |  |
|---------------------|------------------------------|---------------------|----|--|--|
| Resolution          | Remedied                     |                     | 16 |  |  |
|                     | No breach                    |                     | 8  |  |  |
|                     | Not expedient                |                     | -  |  |  |
|                     | Referred to Planning Officer |                     | 2  |  |  |
|                     | Planning application         |                     | 3  |  |  |
|                     | Notice served                | Enforcement         | -  |  |  |
|                     |                              | Breach of Condition | -  |  |  |
| S.215 (untidy land) |                              | -                   |    |  |  |

**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 APRIL 2014**

**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**