

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
17 JULY 2014**

**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 23/06/2014 and 03/07/2014.

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: 11/1314/10 (PB)
APPEAL REF: A/14/2218861 AP.1164
APPLICANT: Mr. C Ferguson
DEVELOPMENT: Change of use to form 9 hole 'Academy' Golf Course and 9 hole Pitch-and-Putt Course, together with works to form holes, access, car parking, and ancillary landscaping (Amended plans received 30th August 2013 substituting previously proposed flood-lit driving range with pitch-and-putt course)
LOCATION: LAND AT RHYDHALOG FARM, COWBRIDGE ROAD, TALYGARN.
APPEAL RECEIVED: 14/05/2014
APPEAL START DATE: 26/06/2014

APPLICATION NO: 12/0637/13 (GD)
APPEAL REF: 2215132 AP.1150
APPLICANT: Aberdare Developments Ltd & AACG Ltd
DEVELOPMENT: Demolition of the existing retail unit, works to re-profile ground levels, create a flood conveyance ditch with land drainage connection to the river and development of a foodstore (Use Class A1). petrol filling station and car park.
LOCATION: ROBERTSTOWN INDUSTRIAL ESTATE, WELLINGTON STREET, ROBERTSTOWN, ABERDARE.
APPEAL RECEIVED: 21/02/2014
APPEAL START DATE: 12/06/2014 - Referred to Welsh Ministers for decision

APPLICATION NO: 14/0111/10 (GW)
APPEAL REF: A/14/2220258 AP.1161
APPLICANT: Mrs. R Friel
DEVELOPMENT: 4 No. garages and associated works.
LOCATION: LAND AT HURST GROVE (NORTH OF 1B FORGE PLACE), ABERNANT, ABERDARE.
APPEAL RECEIVED: 10/06/2014
APPEAL START DATE: 12/06/2014

APPLICATION NO: 14/0187/10 (GW)
APPEAL REF: A/14/2220414 AP.1163
APPLICANT: Alabare Christian Care Centres
DEVELOPMENT: Change of use from Guest House (C1) to a house of multiple occupation for up to 6 people (in this instance veterans from the armed services)
LOCATION: THE MOUNT, LANPARK ROAD, PONTYPRIDD, CF37 2DL
APPEAL RECEIVED: 12/06/2014
APPEAL START DATE: 23/06/2014 – Appeal against non-determination

APPLICATION NO: 14/0195/10 (MF)
APPEAL REF: A/14/2220844 AP.1162
APPLICANT: Korbuid
DEVELOPMENT: Two storey side extension for offices and first floor flat and detached garage.
LOCATION: MADDISON HOUSE, MAIN ROAD, TONTEG, PONTYPRIDD.
APPEAL RECEIVED: 20/06/2014
APPEAL START DATE: 23/06/2014

APPEAL DECISIONS 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, CF37 1RJ
DECIDED: 02/10/2013
DECISION: Refuse
APPEAL RECEIVED: 07/02/2014
APPEAL DECIDED: 10/06/2014
APPEAL DECISION: Dismiss

APPLICATION NO: 13/1224/10 (EL)
APPEAL REF: A/14/2212295 AP.1146
APPLICANT: Mr. R O'Reilly
DEVELOPMENT: Construction of 1 No. detached house and garage, realignment of existing driveway within current boundaries.
LOCATION: PWLL ARIAN, HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL
DECIDED: 16/01/2014
DECISION: Refuse
APPEAL RECEIVED: 21/01/2014
APPEAL DECIDED: 12/05/2014
APPEAL DECISION: Dismiss

ENFORCEMENT NO: EN/14/00010 (PM)
APPEAL REF: C/13/2201411 RCT/AP/ENF.117
APPLICANT: Dr M Miah
REASON FOR ISSUE: Without planning permission the erection of a porch, pergola & boundary wall; trellis fence & privacy screen and air-conditioning units
LOCATION: THE RED LOUNGE, 71 WOOD ROAD, TREFOREST, PONTYPRIDD
APPEAL RECEIVED: 07/02/2014
APPEAL DECIDED: 10/06/2014

APPEAL DECISION Dismissed

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

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/06/2014 and 03/07/2014****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****14/0460/10** Decision Date: 23/06/2014**Proposal:** Biomass building with associated silo.**Location:** YSGUBORWEN RESIDENTIAL CARE HOME, LLWYDCOED, ABERDARE, RCT, CF44 0AX**14/0635/09** Decision Date: 01/07/2014**Proposal:** Single storey extension.**Location:** 27 BLAEN WERN, CWMDARE, ABERDARE, CF44 8SD**14/0654/09** Decision Date: 26/06/2014**Proposal:** Rear extension to provide small W.C. room with drainage.**Location:** 27 DARE ROAD, CWMDARE, ABERDARE, CF44 8UB**Aberdare East****14/0510/01** Decision Date: 26/06/2014**Proposal:** 2 no. projecting/hanging signs.**Location:** 1A MARKET STREET, ABERDARE, CF44 7DY**14/0694/10** Decision Date: 01/07/2014**Proposal:** Two storey rear extension.**Location:** 10 LAMBERT TERRACE, GADLYS, ABERDARE, CF44 8AT**Cwmbach****14/0511/09** Decision Date: 25/06/2014**Proposal:** Hip to gable roof extension.**Location:** 60 LLANGORSE ROAD, CWMBACH, ABERDARE, CF44 0HR**14/0645/10** Decision Date: 24/06/2014**Proposal:** Single storey side extension with alterations.**Location:** 22 DERWENT DRIVE, CWMBACH, ABERDARE, CF44 0LN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/06/2014 and 03/07/2014****Report for Development Control Planning Committee****Ynysybwl****14/0609/09** Decision Date: 26/06/2014**Proposal:** Dormer extension to rear.**Location:** 60 YNYS HIR, COED Y CWM, PONTYPRIDD, CF37 3JF**14/0661/10** Decision Date: 25/06/2014**Proposal:** To raise the height of boundary wall.**Location:** HAFNANT, HEOL-Y-MYNACH, YNYSYBWL, PONTYPRIDD, CF37 3PE**Aberaman South****14/0522/10** Decision Date: 24/06/2014**Proposal:** Construction of new entrance lobby and remodelling of canopy, associated works to car park, delivery yard enclosure and boundary fence.**Location:** UNIT 1A, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA**14/0705/10** Decision Date: 01/07/2014**Proposal:** Single storey extension.**Location:** 22 AMAN STREET, CWMAMAN, ABERDARE, CF44 6PD**14/0721/10** Decision Date: 30/06/2014**Proposal:** Erection of a single storey extension to rear of property.**Location:** 4 GLYNHAFOD STREET, CWMAMAN, ABERDARE, CF44 6LD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/06/2014 and 03/07/2014****Report for Development Control Planning Committee****Treherbert****13/1268/12** Decision Date: 26/06/2014**Proposal:** Change of use from a church to form one residential dwelling.**Location:** BETHANY ENGLISH BAPTIST CHURCH, ABERTONLLWYD STREET, TREHERBERT, TREORCHY CF42 5PF.**Treorchy****14/0487/10** Decision Date: 01/07/2014**Proposal:** Erection of rear extension and associated alteration works.**Location:** 64 DYFODWG STREET, TREORCHY, CF42 6NL**14/0555/01** Decision Date: 25/06/2014**Proposal:** Install new fascia signage and new projecting sign.**Location:** PAUL JENKINS GREENGROCER, 110 BUTE STREET, TREORCHY, CF42 6AU**14/0584/09** Decision Date: 27/06/2014**Proposal:** Single storey rear extension (Certificate of Lawful Development)**Location:** 20 REGENT STREET, TREORCHY, CF42 6PP**Ystrad****14/0626/10** Decision Date: 25/06/2014**Proposal:** Installation of external insulated render system; replacement, alteration and installation of windows; enlargement of patio doors; demolition of existing external storage workshop and erection of larger**Location:** WATERGATE COTTAGE, OLD PENRHYS ROAD, YSTRAD, PENTRE, CF41 7ST**Cwm Clydach****14/0181/13** Decision Date: 03/07/2014**Proposal:** Outline application for 1 pair of semi detached houses with lower ground floor accommodation.**Location:** LAND ADJACENT TO 69 HIGH STREET, CLYDACH, TONYPANDY, CF40 2BH**14/0657/10** Decision Date: 26/06/2014**Proposal:** Erection of a garage at rear of property.**Location:** 76 WERN STREET, CLYDACH, TONYPANDY, CF40 2DJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/06/2014 and 03/07/2014****Report for Development Control Planning Committee**

Cymmer**14/0451/10** Decision Date: 25/06/2014**Proposal:** New roof over existing garage.**Location:** 12 TON HYWEL, TREBANOG, PORTH, CF39 9EA

14/0667/10 Decision Date: 01/07/2014**Proposal:** Double extension to rear of main property. Single storey single garage.**Location:** 10 GLYNFACH ROAD, GLYNFACH, PORTH, CF39 9LF

Ynyshir**14/0541/13** Decision Date: 27/06/2014**Proposal:** Construction of 1 No. 2 bed dwelling.**Location:** LAND ADJACENT TO 27 BRYN TERRACE, WATTSTOWN, PORTH, CF39 0PH

Ferndale**14/0714/10** Decision Date: 01/07/2014**Proposal:** Attic conversion with front and rear dormers (amended red line boundary received 13/06/14).**Location:** 2 HILLSIDE VIEW, STATION ROAD, FERNDAL, CF43 4PW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/06/2014 and 03/07/2014****Report for Development Control Planning Committee****Cilfynydd****14/0492/10** Decision Date: 01/07/2014**Proposal:** Erection of a front porch.**Location:** 18 HILLTOP AVENUE, BODWENARTH FARM EST., CILFYNYDD, PONTYPRIDD, CF37 4HZ**Town (Pontypridd)****14/0468/20** Decision Date: 02/07/2014**Proposal:** Demolition of rear outbuilding and removal of external steel staircase**Location:** 14 TYFICA CRESCENT, PONTYPRIDD, CF37 2BU**Rhondda****14/0621/10** Decision Date: 01/07/2014**Proposal:** Two storey side extension and single storey rear.**Location:** 1 NANT Y COED, HOPKINSTOWN, PONTYPRIDD, CF37 2SQ**14/0681/09** Decision Date: 26/06/2014**Proposal:** Construction of a single storey extension to the existing front/gable end elevations.**Location:** GROSMONT, MAESYCOED ROAD, MAESYCOED, PONTYPRIDD, CF37 1HZ**Treforest****14/0299/10** Decision Date: 03/07/2014**Proposal:** Conversion of outbuilding to maisonette.**Location:** REAR OF 23 LAWN TERRACE, TREFOREST, PONTYPRIDD, CF37 1DA**Llantwit Fardre****14/0489/10** Decision Date: 24/06/2014**Proposal:** Ground floor extension to rear of property.**Location:** 42 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ**14/0498/09** Decision Date: 25/06/2014**Proposal:** Single storey rear and side extension**Location:** 33 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU**14/0662/10** Decision Date: 23/06/2014**Proposal:** Conversion of existing garage and two storey side extension**Location:** 28 VIBURNUM RISE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/06/2014 and 03/07/2014****Report for Development Control Planning Committee****Church Village****14/0534/10** Decision Date: 01/07/2014**Proposal:** Rear two storey extension.**Location:** 15 MEADOW HILL, CHURCH VILLAGE, PONTYPRIDD, CF38 1RX**Tonyrefail West****14/0671/10** Decision Date: 01/07/2014**Proposal:** Dormer loft conversion over existing garage.**Location:** 12 MEADOW CLOSE, GELLI SEREN, TONYREFAIL, PORTH, CF39 8EQ**Beddau****14/0463/10** Decision Date: 01/07/2014**Proposal:** Front and rear dormers, single storey rear extension and bay window to front**Location:** 39 HEOL CLWYDDAU, BEDDAU, PONTYPRIDD, CF38 2LW**Town (Llantrisant)****14/0481/10** Decision Date: 25/06/2014**Proposal:** Two storey extension to side of residential property with further single storey front annex.**Location:** 16 CLOS HERFORD, PENYGAWSI, LLANTRISANT, PONTYCLUN, CF72 8QJ**14/0502/10** Decision Date: 02/07/2014**Proposal:** Single storey side extension.**Location:** 6 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG**14/0648/10** Decision Date: 01/07/2014**Proposal:** Single storey rear extension with, garage conversion to bedroom and first floor bedroom extension**Location:** 29 LARCH DRIVE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8NL**Talbot Green****14/0411/08** Decision Date: 24/06/2014**Proposal:** Installation of pre-fabricated food cube in the school grounds**Location:** Y PANT COMPREHENSIVE SCHOOL, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8YQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/06/2014 and 03/07/2014****Report for Development Control Planning Committee****Pontyclun****14/0311/10** Decision Date: 01/07/2014**Proposal:** Erection of a 2 storey side extension comprising a rear extension to existing (attached) garage and a first floor extension over.**Location:** 17 PARK LANE, GROESFAEN, PONTYCLUN, CF72 8PB**14/0458/10** Decision Date: 25/06/2014**Proposal:** Alterations to detached garage; raising ridge and wall plate level to incorporate room above**Location:** 19 CLOS BRENIN, BRYNSADLER, PONTYCLUN, CF72 9GA**14/0678/10** Decision Date: 01/07/2014**Proposal:** Two storey rear extension and garage conversion**Location:** 57 NEWMILL GARDENS, MISKIN, PONTYCLUN, CF72 8RX**Llanharry****14/0456/10** Decision Date: 25/06/2014**Proposal:** Change of use from General Industrial Use (B2) to a Shop/Warehouse Use A1, with internal alterations (retrospective).**Location:** UNIT 5B, HEPWORTH BUSINESS PARK, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9DX**Llanharan****14/0566/10** Decision Date: 24/06/2014**Proposal:** Single storey side extension**Location:** 9 TREDEGAR CLOSE, LLANHARAN, PONTYCLUN, CF72 9QU

Total Number of Delegated decisions is 43

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/06/2014 and 03/07/2014

Report for Development Control Planning Committee

Aberaman North

14/0341/13 Decision Date: 25/06/2014

Proposal: Outline planning permission for 4 No. dwellings.

Location: LAND FORMERLY KNOWN AS THE BOTANICAL BEER BOTTLING STORE, EAST OF THE PADDOCKS, ABERAMAN, ABERDARE.

Reason: 1 The proposed development would be contrary to Policies AW1, AW 2 and NSA12 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 would be contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan, Planning Policy Wales and Technical Advice Note 15: Development and Flood Risk, in that it proposes high vulnerable (residential) development within a C2 flood zone. The supporting information and flood consequences assessment that accompanies the application fails demonstrate that the risks and consequences associated with flooding could be acceptably managed.

Reason: 3 Insufficient information has been provided to accurately assess the potential impacts of the development upon protected species, most notably otter. As such, the proposed development would be contrary to policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/06/2014 and 03/07/2014

Report for Development Control Planning Committee

Aberaman South

14/0500/10

Decision Date: 01/07/2014

Proposal: Construction of 5 No. 2/1 bed terraced dwellings.

Location: LAND ADJACENT TO 62 FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NG.

Reason: 1 The proposal represents an undesirable over-intensive development of the site and in an unacceptably cramped form of development in relation to the steep slope and trees to the rear of the site, out of character with the existing pattern of development in the area. As such the development is contrary to Policies AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed residential development by virtue of its design would result in a significant detrimental impact on the street scene and character of the area as a whole. As such the development is contrary to Policies AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Due to the remote location of the proposed car parking area and sub-standard bays in terms of their size, the proposed development would lead to an overspill of on-street car parking in an area where there is already considerable demand affecting free flow of traffic to the detriment of safety to all highway users.

As such the development is contrary to Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the development on trees bordering the site and ecology. As such the development is contrary to Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

14/0550/10

Decision Date: 02/07/2014

Proposal: Detached dwelling and detached domestic garage.

Location: LAND REAR OF 22 - 24 GRAIG AVENUE, ABERCWMBOI, ABERDARE.

Reason: 1 The site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan and does not comply with all the criteria in Policy NSA12. As such the proposal conflicts with Policies AW1, AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed residential development of the site would result in an unwarranted intrusion of residential development into the countryside which would be out of character with the existing settlement pattern. As such the development is contrary Policies AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 In the absence of adequate width and turning facilities to cater for calling delivery, emergency and service vehicles, the proposed development will generate vehicular reversing movements along the public highway, creating traffic hazards to the detriment of the safety of all highway users and free flow of traffic. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/06/2014 and 03/07/2014

Report for Development Control Planning Committee

Aberaman South

- Reason: 4** The proposed additional use of the sub-standard network of lanes as a principal means of access to serve the proposed development will create increased traffic hazards to the detriment of highway and pedestrian safety. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 5** The proposed access lane lacks adequate width of carriageway and segregated footway to serve vehicular and pedestrian traffic and would create traffic hazards to the detriment of safety of all highway users. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 6** The access lanes lacks adequate visibility and therefore further intensification of use by the proposed development would create traffic hazards to the detriment of highway and pedestrian safety. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 7** The access lane serving the proposed development site lacks structural integrity to serve the proposed creating hazards to the detriment of highway and pedestrian safety. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Ystrad

14/0614/10

Decision Date: 27/06/2014

Proposal: Erection of a detached bungalow (resubmission)

Location: LAND ADJACENT TO RIVER HOUSE, RIVER STREET, YSTRAD, PENTRE.

Reason: 1 The application is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

In the absence of adequate width and turning facilities to cater for calling delivery, emergency and service vehicles, the proposed development will generate vehicular reversing movements along the public highway, creating traffic hazards to the detriment of the safety of all highway users and free flow of traffic.

The proposed additional use of the sub-standard lane as a principal means of access to serve the proposed development will create increased traffic hazards to the detriment of highway and pedestrian safety.

The proposed access lane lacks adequate width of carriageway and segregated footway to serve vehicular and pedestrian traffic and would create traffic hazards to the detriment of safety of all highway users.

Total Number of Delegated decisions is 4

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Planning Enforcement Activity : June 2014

Cases	Received		54		
	Resolved		49		
	Ongoing		290		
	12 week target (75%)		76%	Within 37	Outside 12
	Complaint acknowledgement target		75%	Within 21	Outside 7
	Site visit target		84%	Within 38	Outside 7
	Priority	1	-		
2		34			
3		20			

Source	AM/MP		-		
	Anonymous		3		
	Councillor		11		
	Internal/Pro-Active		12		
	Public		28		

Type	Advert		2	Listed building/Con Area Consent	-
	Engineering operations		2	Not in accordance with approved plans / pre-commence conditions	8
	Change of use		10	Operational development	4
	Householder		13	S106	-
	Breach of Condition Notice		8	S215 Untidy land / buildings	7

Resolution	Remedied		9		
	No breach		16		
	Not expedient		3		
	Referred to Planning Officer		9		
	Planning application		8		
	Notice served	Enforcement	1		
		Breach of Condition	-		
S.215 (untidy land)		2			

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Enforcement Delegated decisions made between 01/06/2014 and 30/06/2014**

EN/13/00381	Decision: Not expedient
Breach: Two large buildings in curtilage of property	
Location: 66 Treneol, Cwmaman, Aberdare, CF44 6HF	

EN/14/00028	Decision: Not expedient
Breach: Fence around perimeter of garage	
Location: Triple Crown Garage, Tyntyla Road, Llwynypia, Tonypandy, CF40 2SX	

EN/14/00063	Decision: Notice Served
Breach: Untidy land	
Location: Land at The Grove, Llanharan	

EN/14/00064	Decision: Notice Served
Breach: Siting of a storage container (for building materials)	
Location: Land at The Grove, Llanharan	

EN/14/00065	Decision: Notice Served
Breach: Untidy land	
Location: Plot 2 The Grove, Llanharan	

EN/14/00193	Decision: Not expedient
Breach: Dog kennels in rear garden demolished and replaced with much larger structure.	
Location: 119 Buarth-Y-Capel, Ynysybwl, Pontypridd, CF37 3PB	

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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 JULY 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