

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2014-2015**

**DEVELOPMENT CONTROL  
COMMITTEE  
16 OCTOBER 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

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

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 22.9.2014 and 03.10.2014.

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:** 13/0960/10 (DB)  
**APPEAL REF:** A/14/2222848 AP.1171  
**APPLICANT:** Mrs Shan Farr  
**DEVELOPMENT:** Installation of a 500kW wind turbine and associated infrastructure. (Revised Landscape and Visual Impact Assessment received 16.04.2014)  
**LOCATION:** BWLLFA FARM, PENTRE, CF41 7NY  
**APPEAL RECEIVED:** 29/07/2014  
**APPEAL START DATE:** 08/09/2014

**APPLICATION NO:** 13/1198/10 (SF)  
**APPEAL REF:** A/14/2223623 AP.1169  
**APPLICANT:** Mr M Gilheaney  
**DEVELOPMENT:** Change of use to horsiculture - stables, exercise area and access track.  
**LOCATION:** GWERNA FACH, LAND AT CASTELLAU ROAD, BEDDAU.  
**APPEAL RECEIVED:** 11/08/2014  
**APPEAL START DATE:** 22/08/2014

**APPLICATION NO:** 14/0343/13 (GW)  
**APPEAL REF:** A/14/2223492 AP.1170  
**APPLICANT:** Mr I J Randell  
**DEVELOPMENT:** Outline application for the construction of 2 detached 4 bed houses (Amended location plan and additional plans received 07/05/2014)  
**LOCATION:** LAND AT GLANFFRWD TERRACE, GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW  
**APPEAL RECEIVED:** 07/08/2014  
**APPEAL START DATE:** 27/08/2014

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 13/0726/10 (JB)  
**APPEAL REF:** A/14/2217869 AP.1159  
**APPLICANT:** Mr Clement  
**DEVELOPMENT:** Laying pave yellow concrete slabs to patio area between garage and back of house.  
**LOCATION:** 30 BRYNHYFRYD TERRACE, FERNDAL, CF43 4LD  
**DECIDED:** 07/02/2014  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 29/04/2014  
**APPEAL DECIDED:** 03/09/2014  
**APPEAL DECISION:** Allow

**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.  
**DECIDED:** 23/05/2014  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 10/06/2014  
**APPEAL DECIDED:** 02/10/2014  
**APPEAL DECISION:** Dismiss

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: 22/09/2014 and 03/10/2014****Report for Development Control Planning Committee****Rhigos****14/1085/10** Decision Date: 24/09/2014**Proposal:** Domestic garage and garden store**Location:** 59 HEOL ESGYN, RHIGOS, HIRWAUN, ABERDARE, CF44 9BX**Hirwaun****14/0967/09** Decision Date: 01/10/2014**Proposal:** Certificate of lawful development for rear extension**Location:** ROYAUME, TOWER ROAD, HIRWAUN, ABERDARE, CF44 9PY**14/1083/10** Decision Date: 02/10/2014**Proposal:** Change of use from undertakers (A1) to solicitors office (A2) with associated external alterations including new shopfront, repairs and improvements.**Location:** 40-41 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SN**Aberdare West/Llwydcoed****14/0887/10** Decision Date: 26/09/2014**Proposal:** Detached 5 bedroom dwelling including detached double garage.**Location:** LAND EAST OF PENYARD BUNGALOW, TAN Y BRYN, LLWYDCOED.**Penrhiwceiber****14/0765/10** Decision Date: 02/10/2014**Proposal:** Change of use from office and storage of asbestos to motorcycle repair/stores.**Location:** GAP MOTORCYCLES, GLYN GWYN FARM, MISKIN ROAD, MOUNTAIN ASH, CF45 3UB**Abercynon****14/0789/09** Decision Date: 01/10/2014**Proposal:** Lawful Development Certificate for existing conservatory to rear.**Location:** 5 GOITRE COED ISAF, ABERCYNON, MOUNTAIN ASH, CF45 4EL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014****Report for Development Control Planning Committee****Aberaman South****14/0711/10**

Decision Date: 24/09/2014

**Proposal:** Retrospective permission for garage to the rear.**Location:** 64 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6LA**14/0897/15**

Decision Date: 02/10/2014

**Proposal:** Variation of condition 1 of planning approval 09/0886 to extend the time limit for submission of reserved matters for the residential development.**Location:** LAND SITUATED BETWEEN NO 1-10 BRYNHYFRYD STREET, GLYNHAFOD, ABERDARE, CF44 6LE**Treorchy****14/0935/09**

Decision Date: 24/09/2014

**Proposal:** Certificate of Lawful Development for a new fitness/weights room.**Location:** TREORCHY COMPREHENSIVE SCHOOL, STATION ROAD, TREORCHY, CF42 6UL**Ystrad****14/0931/08**

Decision Date: 23/09/2014

**Proposal:** Erection of a single storey extension to the rear of the school hall/plant room, to the sensory yard area.**Location:** YSGOL HEN FELIN, GELLIGALED PARK, YSTRAD, PENTRE, CF41 7SZ**Cwm Clydach****14/0934/10**

Decision Date: 24/09/2014

**Proposal:** Two storey extension to dwelling house. (amended plans received 16/09/14 and 19/08/14)**Location:** 15 PARK STREET, CLYDACH VALE, TONYPANDY, CF40 2BS**Porth****14/0674/11**

Decision Date: 30/09/2014

**Proposal:** Remove existing portland stone balustrade, demolish existing face brick wall. Construct new foundations and blockwork retaining wall. Construct face brick wall and reinstate balustrade (Listed Building Consent)**Location:** BRONWYDD HOUSE, BRONWYDD AVENUE, CYMMER, PORTH, CF39 9DL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014****Report for Development Control Planning Committee****Cymmer**

- 13/0703/10** Decision Date: 25/09/2014  
**Proposal:** To increase the height of existing boundary wall and erect side extension (Retrospective)(Amended Certificate of Ownership received 25/04/14)  
**Location:** 55 TREBANOG ROAD, TREBANOG, PORTH, CF39 9EW

- 14/0876/10** Decision Date: 24/09/2014  
**Proposal:** Erection of a garage on existing hardstanding at the rear of dwelling.  
**Location:** 48 GLYN STREET, CYMMER, PORTH, CF39 9LN

**Town (Pontypridd)**

- 14/0494/10** Decision Date: 03/10/2014  
**Proposal:** Conversion of a former music classroom into a 4 bed detached house.  
**Location:** BUILDING H (FORMER MUSIC ROOM), FORMER COED-Y-LAN COMPREHENSIVE SCHOOL, TYFICA ROAD, GRAIGWEN , PONTYPRIDD, CF37 2DB

- 14/1139/10** Decision Date: 01/10/2014  
**Proposal:** Demolition of existing garden retaining wall and chain link fence. Construction of new retaining wall with close boarded timber fence above and raising of garden levels (retrospective).  
**Location:** 53 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU

**Trallwn**

- 14/1105/10** Decision Date: 01/10/2014  
**Proposal:** First floor bathroom extension and rear porch  
**Location:** 21 WEST STREET, PONTYPRIDD, CF37 4PS

**Hawthorn**

- 14/0438/10** Decision Date: 29/09/2014  
**Proposal:** Extension to existing bungalow (Amended plans received 04/09/14)  
**Location:** ASHLEIGH, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AG

- 14/1079/10** Decision Date: 24/09/2014  
**Proposal:** Erection of single storey extension and double garage.  
**Location:** 14 HAWTHORN ROAD, HAWTHORN, PONTYPRIDD, CF37 5AT

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014****Report for Development Control Planning Committee****Llantwit Fardre****14/1124/10** Decision Date: 24/09/2014**Proposal:** Edwardian hipped roof style conservatory set between the main dwelling and detached garage.**Location:** 11 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ**14/1153/10** Decision Date: 01/10/2014**Proposal:** Bedroom extension.**Location:** 49 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE**Tonteg****14/0980/10** Decision Date: 02/10/2014**Proposal:** Single storey side extension**Location:** 22 FFORDD-YR-YWEN, TONTEG, PONTYPRIDD, CF38 1TE**14/1182/10** Decision Date: 30/09/2014**Proposal:** Construction of a single storey extension to side of property to house a shower room.**Location:** 11 MAESTEG GROVE, TONTEG, PONTYPRIDD, CF38 1ND**Gilfach Goch****13/0519/15** Decision Date: 03/10/2014**Proposal:** Variation of condition 1 (extension of time, further five years) of planning permission 07/1848/10 for residential development of 24 No. dwellings.**Location:** SITE OF FORMER GARAGE, GILFACH ROAD TO CAMBRIAN AVENUE, HENDREFORGAN, GILFACH GOCH, CF39 8YL**Tonyrefail East****14/0340/10** Decision Date: 23/09/2014**Proposal:** New entrance ramp.**Location:** PREMIER CAPEL FARM STORES, HEOL TYLLWYD, TONYREFAIL, PORTH, CF39 8LW**Town (Llantrisant)****14/0848/10** Decision Date: 25/09/2014**Proposal:** Bay window to the front of a residential dwelling.**Location:** FAIR HOLME, SCHOOL STREET, LLANTRISANT, PONTYCLUN, CF72 8EN



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014****Report for Development Control Planning Committee****Talbot Green****14/1077/10** Decision Date: 25/09/2014**Proposal:** Alterations to unit 10 and installation of new shop front**Location:** UNIT 10 TALBOT GREEN RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8SY**14/1097/01** Decision Date: 26/09/2014**Proposal:** Fascia sign, free-standing menu cases and fixed awnings**Location:** CHIQUITO RESTAURANT, UNIT 11B/C TALBOT GREEN RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8LW**Brynna****14/0132/15** Decision Date: 24/09/2014**Proposal:** Variation of condition 35, as imposed on planning permission 04/1509, to enable the beneficial use of a length of primary highway infrastructure. (The proposed revised wording of condition 35 to be as follows: "No**Location:** LAND AT THE FORMER LLANILID OCC SITE - INCORPORATING PROPORTION OF INITIAL SECTION OF THE WESTERN LEG OF THE LLANHARAN BYPASS**14/0651/10** Decision Date: 25/09/2014**Proposal:** Change of use of domestic outbuilding to a dog grooming parlour (Retrospective)**Location:** 14 WOODFIELD STREET, LLANHARAN, PONTYCLUN, CF72 9RT**14/0942/10** Decision Date: 30/09/2014**Proposal:** Two storey side and rear extension with porch with new parking and hardstand including retaining wall (amended plans received 21/08/14).**Location:** 105 HEOL DEWI, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9SQ

Total Number of Delegated decisions is 31

## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/09/2014 and 03/10/2014

### Report for Development Control Planning Committee

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#### Rhigos

**14/0884/10** Decision Date: 26/09/2014

**Proposal:** Construction of farm track and hardstanding for the transportation and distribution of livestock feed.

**Location:** BRYNGOLWG FARM, RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9UG

**Reason: 1** Insufficient information has been submitted to demonstrate that the proposed access roads and hardstanding, in their current scale, form and location are entirely justified and necessary for the purposes of the continued agricultural operation of the land. As such, the proposal is contrary to the provisions of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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#### Abercynon

**14/0920/10** Decision Date: 24/09/2014

**Proposal:** Construction of 1 pair of split level semi-detached dwellings with associated works including parking provision for 4 cars

**Location:** LAND BETWEEN SALISBURY AND ABERDARE ROAD, CARNETOWN, ABERCYNON, MOUNTAIN ASH

**Reason: 1** The proposed development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that the massing and scale of the buildings, resulting from the cumulative impact of the proposal, would represent the over development of the site. In turn this would adversely impact upon the character and appearance of the site and its immediate setting.

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## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/09/2014 and 03/10/2014

### Report for Development Control Planning Committee

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Cilfynydd
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14/0978/10

Decision Date: 03/10/2014

**Proposal:** Subdivision of dwelling into two residential units with extension to existing flat.

**Location:** 14 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NN

**Reason: 1** The proposed development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that the siting, scale and proximity of the proposed extension to the neighbouring dwelling to the north, would result in an overbearing form of development that would adversely impact upon the amenities of these residents.

**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 proposal would result in additional on-street parking in an area where there is already substantial demand, to the detriment of highway and pedestrian safety.

The proposed development would generate on-street parking in close proximity to the nearby road junction thus creating hazards to the detriment of highway and pedestrian safety.

**Reason: 3** Insufficient information has been provided to enable an accurate assessment of the proposal upon protected species, most notably the potential for the building to act as bat roost habitat. As such, the proposal is contrary to policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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Total Number of Delegated decisions is 3

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## Planning Enforcement Activity : September 2014

<b>Cases</b>	Received		44		
	Resolved		57		
	Ongoing		303		
	12 week target (75%)		82%	Within 47	Outside 10
	Complaint acknowledgement target		96%	Within 25	Outside 1
	Site visit target		77%	Within 30	Outside 9
	Priority	1	-		
		2	19		
		3	25		
<b>Source</b>	AM/MP		-		
	Anonymous		1		
	Councillor		5		
	Internal/Pro-Active		6		
	Public		32		
<b>Type</b>	Advert		-	Listed building/Con Area Consent	-
	Engineering operations		2	Not in accordance with approved plans	5
	Change of use		8	Operational development	5
	Householder		16	S106	-
	Breach of Condition Notice		2	S215 Untidy land / buildings	6
<b>Resolution</b>	Remedied		17		
	No breach		32		
	Not expedient		-		
	Referred to Planning Officer		-		
	Planning application		7		
	Notice served	Enforcement	1		
		Breach of Condition	-		
		S.215 (untidy land)	-		

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Enforcement Delegated decisions made between 01/09/2014 and 30/09/2014**

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**EN/12/00135**

**Decision:** Notice Served

**Breach:** Decking

**Location:** 29 Rhys Street, Trealaw, Tonypany, CF40 2PX

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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**

**16 OCTOBER 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**