

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
18 JUNE 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

| Part 2 | Agenda Item No.8 |
|---|------------------|
| INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS | |

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 01/05/2015 and 05/06/2015.

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

APPLICATION NO: 14/1687/13 (LE)
APPEAL REF: A/15/3031301
APPLICANT: Mr A Taylor
DEVELOPMENT: Erection of Bungalow (resubmission) (revised ownership certificate received 27/2/15)
LOCATION: LAND ADJACENT TO 14 CAEMAWR TERRACE, PENRHIWFER, TONYPANDY, CF40 1RZ.
APPEAL RECEIVED: 07/05/2015
APPEAL START DATE: [15/05/2015](#)

APPLICATION NO: 14/1388/10 (HW)
APPEAL REF: A/15/3010411
APPLICANT: Mr P Morgan
DEVELOPMENT: A single wind turbine of max 67m to tip, along with associated infrastructure including an access track and electrical housing.
LOCATION: LAND AT CEFN FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS GRID REF: E:291009 N:206648
APPEAL RECEIVED: 26/03/2015
APPEAL START DATE: [15/05/2015](#)

APPLICATION NO: 13/1281/10 (DB)
APPEAL REF: A/15/3005549
APPLICANT: Mr B Lewis
DEVELOPMENT: Erection of 1no wind turbine and associated works (resubmission)
LOCATION: LAND ADJACENT TO COED BYCHAN FARM, LLANHARAN, PONTYCLUN, CF72 9NG
APPEAL RECEIVED: 25/02/2015
APPEAL START DATE: [20/05/2015](#)

APPLICATION NO: 15/0296/10 (CPU)
APPEAL REF: A/15/3049271
APPLICANT: Mr K May
DEVELOPMENT: Change of use of outbuilding to letting agency (Resubmission).
LOCATION: OUTBUILDING TO THE REAR OF 14 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW
APPEAL RECEIVED: 25/05/2015
APPEAL START DATE: [04/06/2015](#)

APPEAL DECISIONS RECEIVED

APPLICATION NO: 14/1145/10 (KL)
APPEAL REF: A/15/2230119 AP.1178
APPLICANT: Mr P Robbins
DEVELOPMENT: Retrospective consent for domestic garage
LOCATION: LAND OPPOSITE 16-17 ARFRYN TERRACE,
TYLORSTOWN, CF43 3DR.

DECIDED:
DECISION: WTD – Appeal against non-determination
APPEAL RECEIVED: 26/01/2015
APPEAL DECIDED: 14/05/2015
APPEAL DECISION: Allowed with conditions

APPLICATION NO: 13/0922/13 (GD)
APPEAL REF: A/15/3004441 AP.1179
APPLICANT: Ms A Williams
DEVELOPMENT: Demolition of existing derelict workingmen’s club and re-
landscaping site to accommodate residential development.
LOCATION: CLYDACH VALE WORKINGMENS CLUB, HOWARD
STREET, CLYDACH, TONYPANDY, CF40 2BP

DECIDED: 13/08/2014
DECISION: Refused
APPEAL RECEIVED: 13/02/2015
APPEAL DECIDED: 04/06/2015
APPEAL DECISION: Allowed with conditions

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

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

18 JUNE 2015

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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015****Report for Development Control Planning Committee****Hirwaun**

- 15/0024/10** Decision Date: 02/06/2015
Proposal: Engineering and landscape works to create new community garden with associated hard and soft landscaping.
Location: LAND AT CASWELL CLOSE AND RHOSILI CLOSE, HIRWAUN, ABERDARE

- 15/0176/10** Decision Date: 13/05/2015
Proposal: Demolition of existing boundary treatments and sheds. Hard and soft landscape works including the installation/construction of new and replacement boundary treatments, bin stores, drying areas and storage
Location: LAND AT BETHEL PLACE, HIRWAUN.

Aberdare West/Llwydcoed

- 15/0353/10** Decision Date: 01/06/2015
Proposal: Two storey rear extension. (Amended plans received 24/04/15)
Location: 3 THE RISE, LANDARE, ABERDARE, CF44 8BJ

- 15/0425/10** Decision Date: 15/05/2015
Proposal: Single storey rear extension
Location: 18 QUEEN STREET, CWMDARE, ABERDARE, CF44 8TT

- 15/0496/10** Decision Date: 03/06/2015
Proposal: Retention of barn replacing previous metal barn.
Location: LAND ADJACENT TO PENCOED FARM, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

Mountain Ash East

- 15/0486/10** Decision Date: 05/06/2015
Proposal: Two storey extension to side
Location: 1 FFORDD-Y-DDERWEN, CEFNPENNAR, MOUNTAIN ASH, CF45 4DR

Mountain Ash West

- 15/0168/10** Decision Date: 03/06/2015
Proposal: Two new dwellings (retrospective).
Location: PLOT 1 AND 2, LAND ADJACENT 40 GLENBOI, MOUNTAIN ASH, CF45 3DG

- 15/0433/10** Decision Date: 19/05/2015
Proposal: Two storey extension.
Location: 6 CWM ALARCH GLENBOI, MOUNTAIN ASH, CF45 3DR

Development Control Committee - 18.06.15

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015
Report for Development Control Planning Committee

Penrhiwceiber

- 15/0408/09** Decision Date: 15/05/2015
Proposal: Application for a lawful development certificate for a proposed D2 use as a boxing training gym with ancillary office accommodation.
Location: PENRHIWCEIBER WELFARE AND INSTITUTE, 27 RHEOLA STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TB
-

Aberaman North

- 15/0286/09** Decision Date: 05/05/2015
Proposal: Application for Certificate of Lawfulness for a Proposed Development – Use of bungalow as a single unit holiday home.
Location: WHITEBROOK, 17 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ
-

- 15/0395/13** Decision Date: 04/06/2015
Proposal: Outline planning permission for a detached house with off road parking.
Location: LAND TO THE FRONT OF NO 16 BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW
-

- 15/0547/08** Decision Date: 21/05/2015
Proposal: Removal of Conditions 28, 29 and 30 of Planning Permission 12/1292/08 to remove the Code for Sustainable Homes Assessment
Location: MICHAEL SOBELL SPORTS CENTRE, YNYS ROAD, ABERDARE, CF44 7RP
-

Aberaman South

- 15/0351/10** Decision Date: 06/05/2015
Proposal: 2 storey rear extension.
Location: 2 FOUNDRY VIEW, GODREAMAN, ABERDARE, CF44 6DW
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- 15/0385/10** Decision Date: 22/05/2015
Proposal: Single storey extension to existing kitchen.
Location: 13 ST JOSEPH'S TERRACE, CWMAMAN, ABERDARE, CF44 6PF
-

- 15/0401/10** Decision Date: 03/06/2015
Proposal: Garden centre extension to the side of the store with associated works including new door canopy and boundary fencing.
Location: UNIT 1A, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA.
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Development Control Committee - 18.06.15

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015
Report for Development Control Planning Committee

Treherbert

15/0514/10 Decision Date: 04/06/2015
Proposal: Two storey rear extension.
Location: 21 MOUNTAIN VIEW, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5LU

Ystrad

14/1303/08 Decision Date: 12/05/2015
Proposal: Timber framed canopy for sheltered external education provision (Retrospective)
Location: YSGOL GYNRADD GYMRAEG BODRINGALLT, ARTHUR STREET, YSTRAD, PENTRE, CF41 7RX

15/0011/10 Decision Date: 05/05/2015
Proposal: Construction of a two storey rear extension, outbuilding in the rear garden and new boundary wall. (Amended description and plans received 23/03/15)
Location: 35 ARTHUR STREET, YSTRAD, PENTRE, CF41 7QB

15/0372/15 Decision Date: 20/05/2015
Proposal: Variation of condition 2 of planning approval 13/0960/10 to install an alternative wind turbine with a reduced blade diameter of 52m (from 54m) and a reduced height of blade tip of 76m (from 77m) for the installation of a
Location: BWLLFA FARM, NANT-Y-GWYDDON ROAD, GELLI, PENTRE, CF41 7NY

Cwm Clydach

15/0406/10 Decision Date: 19/05/2015
Proposal: Demolition of existing one storey extension and construction of new two storey extension.
Location: 79 MADDOX STREET, CLYDACH, TONYPANDY, CF40 2RR

Trealaw

15/0332/10 Decision Date: 12/05/2015
Proposal: Change of use with new shop front, sub-division of building into shop and residential unit above with new dwelling and associated internal and external alterations.
Location: 17-19 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UB

Penygraig

15/0306/10 Decision Date: 20/05/2015
Proposal: Retain as built covered car port (09/0488) and amendments to the lane facing elevation with roller shutter access and the provision of an internal doorway within the curtilage of the property.
Location: TYR GRAIG, 7B LIBRARY ROAD, PENYGRAIG, TONYPANDY, CF40 1SS

15/0387/10 Decision Date: 06/05/2015
Proposal: Two storey rear extension.
Location: 37 BLANCHE STREET, WILLIAMSTOWN, TONYPANDY, CF40 1NZ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015****Report for Development Control Planning Committee**

Ferndale

15/0140/10 Decision Date: 20/05/2015
Proposal: Lowering of garden levels and construction of garden storage shed.
Location: 2 FIR STREET, FERNDALE, CF43 4RD

15/0344/10 Decision Date: 18/05/2015
Proposal: Timber garden decking.
Location: 27 FERNDALE COURT, FERNDALE, CF43 4NB

15/0393/10 Decision Date: 06/05/2015
Proposal: Double storey and single storey rear extensions.
Location: 95 TAFF STREET, BLAENLLECHAU, FERNDALE, CF43 4NG

Development Control Committee - 18.06.15

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015
Report for Development Control Planning Committee

Cilfynydd

15/0231/01 Decision Date: 05/05/2015
Proposal: 2650mm x 700mm flat sign above door to shop.
Location: MAGIC MOMENTS, 14 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NN

15/0252/10 Decision Date: 13/05/2015
Proposal: Provision of new vehicle maintenance facility and associated works
Location: ENTRANCE TO THE WASTE WATER TREATMENT WORKS, CILFYNYDD, PONTYPRIDD, CF37 4WX

Glyncoch

14/1636/10 Decision Date: 12/05/2015
Proposal: Change of use from commercial to residential.
Location: 60 GARTH AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3AA

15/0389/10 Decision Date: 14/05/2015
Proposal: Garage loft conversion and dormer window.
Location: 2 THE GROVE, GLYNCOCH, PONTYPRIDD, CF37 3BQ

15/0430/10 Decision Date: 21/05/2015
Proposal: First floor extension above existing garage.
Location: CEFN COURT, DARREN-DDU ROAD, GLYNCOCH, PONTYPRIDD, CF37 3HE

Town (Pontypridd)

15/0476/10 Decision Date: 04/06/2015
Proposal: Retrospective raised parking space to front of dwelling. Proposed railings and gates encompassing the raised driveway and existing boundary walls. Additional steps to be constructed down to the front door.
Location: 35 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU

Trallwn

15/0364/10 Decision Date: 06/05/2015
Proposal: Single storey extension to rear
Location: 86 MIDDLE STREET, TRALLWN, PONTYPRIDD, CF37 4PP

15/0519/10 Decision Date: 04/06/2015
Proposal: First floor extension.
Location: 32 THE AVENUE, THE COMMON , PONTYPRIDD, CF37 4DF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015****Report for Development Control Planning Committee****Rhondda****15/0216/10**

Decision Date: 18/05/2015

Proposal:

Change of use of scrubland to domestic use with boundary fence

Location:

LAND TO THE REAR OF 15 & 16 TY MAWR ROAD, HOPKINSTOWN, PONTYPRIDD, CF37 2SF

15/0221/12

Decision Date: 21/05/2015

Proposal:

Removal of original pews and replacement in new arrangement and relocation of original vestibule screen and replacement.

Location:

BETHANY ENGLISH BAPTIST CHURCH, FORD ROAD, PONTYPRIDD

15/0368/01

Decision Date: 11/05/2015

Proposal:

Advertisement consent for 5 fascia signs and 10 other signs

Location:

ESSO PETROL STATION, RHONDDA ROAD, PONTYPRIDD, CF37 1HF

Graig**14/1557/10**

Decision Date: 08/05/2015

Proposal:

Detached garage

Location:

LAND TO THE REAR OF 14 GRAIG AVENUE, GRAIG, PONTYPRIDD, CF37 1LU

Treforest**14/1294/10**

Decision Date: 05/05/2015

Proposal:

Single storey extension to rear (Retrospective)

Location:

51 PARK STREET, TREForest, PONTYPRIDD, CF37 1SL

Hawthorn**14/0973/10**

Decision Date: 12/05/2015

Proposal:

Change of use from office (B1) to day nursery (D1) (retrospective) (amended plans and DAS received 10/04/15).

Location:

UNIT D12 HANSTEEN HOLDINGS PLC, ESTATE OFFICE, MAIN AVENUE, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR

15/0190/01

Decision Date: 11/05/2015

Proposal:

Replacement external signage to include fascias, hanging signs, ATM and door signs.

Location:

UNIT D10-4 NAT WEST BANK PLC, MAIN AVENUE, TREForest INDUSTRIAL ESTATE, TREForest, PONTYPRIDD, CF37 5UR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015****Report for Development Control Planning Committee**

Ffynon Taf

14/1136/10 Decision Date: 11/05/2015
Proposal: Erection of two dwellings, alteration of footpath route and re-alignment of garage for previously approved application 09/0544
Location: ADJACENT TO 20 PINE RIDGE, OLD NANTGARW ROAD, NANTGARW

15/0207/10 Decision Date: 29/05/2015
Proposal: Erection of a pre-fabricated timber granny annexe for an ancillary residential use.
Location: 9 RHYD-YR-HELYG, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SW

15/0300/10 Decision Date: 04/06/2015
Proposal: Construction and installation of a primary gas fuel tank and associated concrete plinth areas
Location: VEOLIA TRANSPORT CYMRU, HEOL CROCHENDY, TREForest INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7QT

15/0460/10 Decision Date: 01/06/2015
Proposal: Extension for kitchen and detached garage.
Location: 163 GLAN-Y-FFORDD, TAFFS WELL, CARDIFF, CF15 7SQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015****Report for Development Control Planning Committee****Llantwit Fardre**

15/0227/10 Decision Date: 06/05/2015
Proposal: Existing detached garage - replacement of flat roof with pitched roof .
Location: 11 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

15/0236/10 Decision Date: 28/05/2015
Proposal: Single storey side extension.
Location: 26 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ

15/0365/10 Decision Date: 05/05/2015
Proposal: Two storey extension to side and rear.
Location: 10 FOEL VIEW CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PL

15/0392/10 Decision Date: 28/05/2015
Proposal: Two storey side extension.
Location: 126 QUEENS DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PA

15/0444/19 Decision Date: 29/05/2015
Proposal: Fell 2 x T3 Oak Trees as both are in decline.
Location: 12 LLYS LLEWELYN, MEADOW FARM, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

15/0517/10 Decision Date: 03/06/2015
Proposal: Two storey extension to side, and porch to front.
Location: 28 LLYS GARTH, CHURCH VILLAGE, PONTYPRIDD, CF38 2JA

Church Village

15/0423/10 Decision Date: 20/05/2015
Proposal: Construction of single storey extension to western side and convert garage to habitable room including new bay window.
Location: 1 HEOL LODWIG, CHURCH VILLAGE, PONTYPRIDD, CF38 1TJ

15/0457/09 Decision Date: 14/05/2015
Proposal: Application for a Lawful Development Certificate for a garage conversion and the construction of a conservatory to the rear elevation
Location: 24 ACORN GROVE, CHURCH VILLAGE, PONTYPRIDD, CF38 2AJ

Tonteg

15/0337/01 Decision Date: 11/05/2015
Proposal: Advertisement consent for multiple advertisements to include 2 fascia signs, 1 free standing entrance sign & 2 totem signs.
Location: UNIT 1 TO 3 SEVERN ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP

Development Control Committee - 18.06.15

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015
Report for Development Control Planning Committee

Tonyrefail West

14/1587/10 Decision Date: 22/05/2015
Proposal: Dormer bungalow with detached garage (Amended plans received 22/1/15)

Location: LAND OFF EDMUNDSTOWN ROAD, EDMUNDSTOWN, CF40 1NP

15/0421/10 Decision Date: 14/05/2015
Proposal: Double side extension

Location: 42 NANT Y FRON, TONYREFAIL, PORTH, CF39 8HZ

Beddau

15/0404/10 Decision Date: 06/05/2015
Proposal: Two storey side extension, front porch.

Location: 19 CYNAN CLOSE, BEDDAU, PONTYPRIDD, CF38 2TL

15/0479/10 Decision Date: 02/06/2015
Proposal: 2 storey rear extension with 2 bedrooms on first floor with kitchen and wc on ground floor

Location: 11 TONYREFAIL ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PZ

Ty'n y Nant

15/0245/10 Decision Date: 04/06/2015
Proposal: Garage extension to existing property and rear extension to existing property. Tarmacadam of front garden.

Location: 23 COLBOURNE ROAD, GWAUN MISKIN, BEDDAU, PONTYPRIDD, CF38 2LN

15/0303/10 Decision Date: 20/05/2015
Proposal: First floor side extension (including increase in height to ridge)

Location: 20 HEOL ISAF, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TJ

15/0350/10 Decision Date: 06/05/2015
Proposal: Two storey side extension with single storey front extension to provide additional accommodation.

Location: 10 CASTLEFORD CLOSE, BEDDAU, PONTYPRIDD, CF38 2RW

Development Control Committee - 18.06.15

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015
Report for Development Control Planning Committee

Town (Llantrisant)

15/0294/10 Decision Date: 18/05/2015
Proposal: Garage extension.
Location: 9 MAES CEFN MABLEY, LLANTRISANT, PONTYCLUN, CF72 8GA

15/0343/10 Decision Date: 04/06/2015
Proposal: Change of use to class B1, B2, B8 for purpose of MOT testing cars and vans. Security fencing and interior refurbishments, cladding (exterior) replacement, 2 x extra route access and access road to rear of unit for
Location: UNIT 4 LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

15/0394/10 Decision Date: 06/05/2015
Proposal: Single storey rear extension.
Location: 9 EASTFIELD COURT, LLANTRISANT, PONTYCLUN, CF72 8DZ

15/0399/09 Decision Date: 05/05/2015
Proposal: Certificate of Lawful Development for an extension to rear of property
Location: 8 PYTCHLEY CLOSE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8HG

15/0414/10 Decision Date: 05/05/2015
Proposal: Single storey extension to existing dwelling including the introduction of a balcony.
Location: THE MILL HOUSE, ERW HIR, LLANTRISANT, PONTYCLUN, CF72 8BY

15/0536/10 Decision Date: 05/06/2015
Proposal: First floor side extension including reduction in width of ground floor annexe. Provide front porch with pitched roof.
Location: AWEL YR WYDDFA, 1 Y GRAIG, LLANTRISANT, PONTYCLUN, CF72 8FB

Talbot Green

15/0440/09 Decision Date: 27/05/2015
Proposal: The addition of a service lift on the north elevation of the existing Markes International building
Location: MARKES INTERNATIONAL LTD, RHODFA MARICS, LLANTRISANT, PONTYCLUN, CF72 8XL

15/0493/10 Decision Date: 03/06/2015
Proposal: Demolish a conservatory to the rear of the property also demolish a detached single garage and erect a single storey rear extension
Location: WOODLANDS, 111 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AH

15/0549/10 Decision Date: 05/06/2015
Proposal: Single storey extension.
Location: 18 DUNRAVEN CRESCENT, FOREST HILLS, TALBOT GREEN, PONTYCLUN, CF72 8JD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015****Report for Development Control Planning Committee****Pontyclun**

14/1357/10 Decision Date: 05/05/2015
Proposal: Change of use and extension to residential curtilage at the rear of the property and extension of boundary walls.
Location: 7 TALYGARN MEWS, TALYGARN, PONTYCLUN, CF72 9JT

15/0295/10 Decision Date: 05/05/2015
Proposal: First floor extension to side.
Location: 191 YNYSDDU, PONTYCLUN, CF72 9UD

15/0400/10 Decision Date: 20/05/2015
Proposal: Single storey rear extension
Location: 56 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

15/0413/10 Decision Date: 20/05/2015
Proposal: Rear extension
Location: 31 ACORN CLOSE, MISKIN, PONTYCLUN, CF72 8SQ

15/0428/10 Decision Date: 20/05/2015
Proposal: Two storey rear extension (Amended plans showing obscure glazing and internal rearrangement of bedroom and bathroom received 15/05/15)
Location: 57 CLOS BRENIN, BRYNSADLER, PONTYCLUN, CF72 9GA

15/0482/19 Decision Date: 29/05/2015
Proposal: To fell an Oak tree located within the property
Location: 16 THE CHESTNUTS, MISKIN, PONTYCLUN, CF72 8PE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 01/05/2015 and 05/06/2015****Report for Development Control Planning Committee****Llanharry**

- 14/1555/10** Decision Date: 20/05/2015
Proposal: Fitting of decking to rear garden and erection of boundary fencing. (Retrospective)(Additional plan received 17/04/15)
Location: 1 HEOL MIAREN, ELMS FARM, LLANHARRY, PONTYCLUN, CF72 9WL

- 14/1686/10** Decision Date: 05/05/2015
Proposal: Extension to distribution warehouse to provide 10 no additional loading bays with new vehicle ramps and new 3m acoustic fence to west boundary (Acoustic Assessment received 10.03.15)
Location: TNT LLANTRISANT DEPOT, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9EW

- 15/0342/10** Decision Date: 18/05/2015
Proposal: Refurbishment of a two-storey industrial unit. The works include replacement of external doors, windows, recladding of the roof and elevations, as well as general repairs and redecoration. No change of use
Location: UNIT G1 TO G2, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

- 15/0374/10** Decision Date: 15/05/2015
Proposal: Detached single garage.
Location: 5 MEADOW WAY, TYLA GARW, PONTYCLUN, CF72 9FS

Llanharan

- 14/1379/10** Decision Date: 21/05/2015
Proposal: The continuing trade and retail sale of an expanded range of imported building materials and products from the existing builders' merchants at the Llanharan Concrete Works.
Location: LLANHARAN CONCRETE COMPANY, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9RN

Total Number of Delegated decisions is 81

Report for Development Control Planning Committee

Cilfynydd

15/0397/10 Decision Date: 26/05/2015

Proposal: Conversion of roof space to habitable area including dormer and first floor extensions to front elevation and dormer extension to rear elevation and porch to northern side elevation.

Location: 226 MERTHYR ROAD, PONTYPRIDD, CF37 4DW

Reason: 1 The proposed rear extension by virtue of its scale, design and subsequent mass and bulk would result in an inappropriate and unsympathetic addition that would have a detrimental impact on the character and appearance of the existing building. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Treforest

15/0296/10 Decision Date: 05/05/2015

Proposal: Change of use of outbuilding to letting agency (Resubmission).

Location: OUTBUILDING TO THE REAR OF 14 BROOK STREET, TREForest, PONTYPRIDD, CF37 1TW

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

The further intensification of use of a sub-standard access which is lacking in adequate turning facilities would create additional hazards to the detriment of safety of all highway users.

The further intensification of use of a sub-standard access which is lacking in adequate visibility at its junction with Brook Street would create additional hazards to the detriment of highway safety.

In the absence of adequate off-street parking facilities, the development would generate additional on-street parking to the detriment of highway safety.

The proposal would give rise to a greater intensity of short-term on-street parking in the vicinity of the site that would affect the safety and free flow of traffic to the detriment of highway and pedestrian safety.

Beddau

14/0958/10 Decision Date: 03/06/2015

Proposal: Extension to garden curtilage and construction of boundary wall (retrospective).(Amended plans received 17/04/15)

Location: 6 HEOL FAENOR, BEDDAU, PONTYPRIDD, CF38 2JN

Reason: 1 The proposed retaining walls and railings, by virtue of their siting, design and height result in a unsympathetic form of development and loss of a landscaped area, which is detrimental to and out of keeping with the visual amenity of the area. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 01/05/2015 and 05/06/2015

Report for Development Control Planning Committee

Pontyclun

15/0298/13 Decision Date: 05/06/2015

Proposal: Erection of a pair of semi-detached dwellings (Outline)

Location: LAND ADJACENT TO 116 HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

Reason: 1 The proposed development represents unjustified development outside the settlement boundary in an unsustainable location. The proposal is therefore contrary to policies CS2, AW2 and AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions May 2015

EN/13/00285

Location: Castellau Fach Farm, Castellau
Breach: Temporary dwelling in breach of 3 year permission.

Decision: Breach of condition notice (to remove the dwelling)
Reason: A temporary permission for 3 years was allowed on appeal for the retention of the log cabin (as a rural enterprise dwelling). An application has not been submitted for the permanent retention of the dwelling and it is considered expedient to issue a breach of condition notice to act as a stimulus for the submission of the planning application (so that the financial and functional test of a rural enterprise dwelling can be fully assessed), or alternatively, require the removal of the dwelling.

EN/14/00226

Location: 49 Glynrhondda Street, Treorchy
Breach: Untidy front elevation and rear garden (dwelling).

Decision: s.215 Notice (to cut back and remove overgrown vegetation, remove or re-build rear outbuildings and paint front elevation of the house)
Reason: The condition of the land has an adverse effect on the visual amenity of the area.

EN/15/00086

Location: 79 Abercynon Road, Abercynon
Breach: Elevated decking (rear garden)

Decision: Enforcement Notice (to remove the decking)
Reason: Due to its height and close proximity, the decked area and boundary fencing has an unacceptable overbearing and overshadowing impact and will cause loss of privacy and residential amenity to the occupiers of adjoining dwelling at number 77 Abercynon Road. The development therefore conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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Rhondda Cynon Taf County Borough Council Development Control Enforcement – May 2015

Cases

| | |
|--------------------------|--|
| Received | 41 |
| Resolved | 43 |
| 12 week target (70%) | 70% |
| Complainant acknowledged | 93% |
| Site visit | 90% |
| Case priority | 1 (Priority 1) 15 (Priority 2) 25 (Priority 3) |

Source

| | |
|---------------------|----|
| Anonymous | 3 |
| Councillor | 4 |
| Internal/pro-active | 6 |
| Public | 28 |

Type

| | | | |
|------------------------|----|-------------------------|---|
| Advert | 0 | Breach of condition | 4 |
| Engineering operations | 5 | TPO | 1 |
| Change of use | 6 | Not in accordance | 2 |
| Householder | 19 | Operational development | 3 |
| Demolition | 0 | Untidy land | 1 |

Resolution

| | |
|----------------------|----|
| Remedied | 14 |
| No breach | 12 |
| Not expedient | 0 |
| Planning application | 14 |
| Notice served | 3 |

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