

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
17 SEPTEMBER 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 10
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 06/08/2015 and 04/09/2015.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals with reasons.
Overview of Enforcement Cases for this Committee.
Enforcement Delegated Decisions for this Committee.

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED (Committee 03/09/15)

APPLICATION NO: 14/1309/10 (MF)
APPEAL REF: A/15/3006581
APPLICANT: Miss A Varney
DEVELOPMENT: 2.5m coated brown box section boundary fence.

LOCATION: AM NAWR, 4 RHIGOS ROAD, HIRWAUN, ABERDARE,
CF44 9PS
APPEAL RECEIVED: 11/03/2015
APPEAL START [10/07/2015](#)
DATE:

APPLICATION NO: 15/0102/13 (MF)
APPEAL REF: A/15/3129227
APPLICANT: Ms C Huntley
DEVELOPMENT: The erection of one detached bungalow (outline).

LOCATION: LAND OFF BRYN ILAN, CRAIG YR HELFA, GLYNTAFF,
PONTYPRIDD, CF37 4BA
APPEAL RECEIVED: 06/07/2015
APPEAL START [09/07/2015](#)
DATE:

APPLICATION NO: 15/0091/10 (KL)
APPEAL REF: A/15/3121480
APPLICANT: Mr K Arnaoutakis
DEVELOPMENT: Addition of a second storey to the existing dwelling, and
creation of a double height extension to rear.

LOCATION: WESTSTONE, PEN-Y-GROES, GROESFAEN,
PONTYCLUN, CF72 8NJ
APPEAL RECEIVED: 06/07/2015
APPEAL START [28/07/2015](#)
DATE:

APPLICATION NO: 14/1633/10 (GH)
APPEAL REF: A/15/3130544
APPLICANT: Mrs S Beer
DEVELOPMENT: Rebuild of garage (Resubmission)

LOCATION: REDLANDS, 3 HOSPITAL ROAD, THE COMMON,
PONTYPRIDD, CF37 4AH
APPEAL RECEIVED: 22/07/2015
APPEAL START [04/08/2015](#)
DATE:

APPLICATION NO: 14/1178/10 (HW)
APPEAL REF: A/15/3130547
APPLICANT: Mrs A Williams
DEVELOPMENT: Construction of 2 no bungalows together with widening of road Cwm Isaac and forming turning head (Amended plans received 31/12/14 and 28/1/15 due to an alteration to the parking arrangement and the deletion of a retaining wall from the scheme)
LOCATION: LAND ADJACENT TO 3 CWM ISAAC, RHIGOS, ABERDARE, CF44 9AX
APPEAL RECEIVED: 22/07/2015
APPEAL START DATE: [03/08/2015](#)

APPEAL DECISIONS RECEIVED

APPLICATION NO: 14/0850/10 (PB)
APPEAL REF: A/15/3004870 AP.1180
APPLICANT: Mr C Edwards
DEVELOPMENT: Two storey end of terrace house with parking area off road.
LOCATION: LAND ADJACENT TO NO. 6 GADLYS UCHAF, TRECYNON, ABERDARE, CF44 8NL.
DECIDED: 20/08/2014
DECISION: Refuse
APPEAL RECEIVED: 16/02/2015
APPEAL DECIDED: 10/07/2015
APPEAL DECISION: Dismissed

APPLICATION NO: 14/1611/10 (SF)
APPEAL REF: A/15/3010102
APPLICANT: Mr M Gilheaney
DEVELOPMENT: Stables and change of use to horsiculture (resubmission).
LOCATION: GWERNA FACH, LAND AT CASTELLAU ROAD, BEDDAU, E:305342 N:185227
DECIDED: 09/02/2015
DECISION: Refuse
APPEAL RECEIVED: 25/03/2015
APPEAL DECIDED: 15/07/2015
APPEAL DECISION: Dismissed

APPLICATION NO: 14/0975/13 (BJW)
APPEAL REF: A/15/3022070
APPLICANT: Ms C Barnes
DEVELOPMENT: Outline application for single dwelling
LOCATION: FORMERLY KNOWN AS 5 MOUNT PLEASANT, TREHAFOD, PONTYPRIDD, CF37 2NT
DECIDED: 04/02/2015
DECISION: Refuse
APPEAL RECEIVED: 20/04/2015
APPEAL DECIDED: 27/07/2015
APPEAL DECISION: Dismissed

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: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee**

15/0860/13 Decision Date: 03/09/2015
Proposal: Discharge of condition no. 10 of planning permission No.14/0893/13 - Drainage Details.
Location: ELMS FARM, OFF STRYD SILURIAN, LLANHARRY, PONTYCLUN, CF72 9GB

Hirwaun

15/0669/10 Decision Date: 19/08/2015
Proposal: Change of use of existing garage to part garage/storage (domestic use) and studio/salon for small dog grooming business.
Location: 4 GARTH GROVE, HIRWAUN, ABERDARE, CF44 9SD

Penywaun

15/0752/10 Decision Date: 10/08/2015
Proposal: External ramp.
Location: 1 LAWRENCE AVENUE, PENYWAUN, ABERDARE, CF44 9EW

Aberdare West/Llwydcoed

15/0459/10 Decision Date: 17/08/2015
Proposal: Proposed horse stables and change of use of land to recreational equine use (Amended site plans and description).
Location: LAND ADJACENT HOREB TERRACE, LLWYDCOED, ABERDARE, CF44 0UU

15/0820/10 Decision Date: 07/08/2015
Proposal: Single storey rear extension and two storey side extension with enclosed porch to front.
Location: 22 BLAEN WERN, CWMDARE, ABERDARE, CF44 8SD

15/0919/10 Decision Date: 28/08/2015
Proposal: Single storey extension.
Location: 95 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AZ

15/0927/10 Decision Date: 14/08/2015
Proposal: Single storey rear extension and raised patio area
Location: 48 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Aberdare East**

15/0802/10 Decision Date: 06/08/2015
Proposal: To provide new staffroom extension with ancillary toilet facilities, to rear courtyard of school.
Location: ABERDARE TOWN PRIMARY SCHOOL, WIND STREET, ABERAMAN, ABERDARE, CF44 7HF

15/0974/01 Decision Date: 03/09/2015
Proposal: Replacement signage scheme.
Location: BON MARCHE, 1 CARDIFF STREET, ABERDARE, CF44 7DP

15/0994/31 Decision Date: 04/09/2015
Proposal: The direct replacement of 3 no. antennas and 3 no. MHAs, and the installation of 6 no. additional MHAs, 2 no. cabinets, support steelwork and plinth, feeder cables, cable gantry and ancillary development thereto
Location: BT TELEPHONE EXCHANGE, HIGH STREET, ABERDARE, CF44 7AA

Cwmbach

15/0410/10 Decision Date: 14/08/2015
Proposal: Erect detached garage to side of property
Location: 2 COED DUFFRYN, CWMBACH, ABERDARE, CF44 0DB

15/1046/09 Decision Date: 03/09/2015
Proposal: Change existing side building to a W.C. / washroom with access for disabled person.
Location: 11 TRE GWILYM, CWMBACH, ABERDARE, CF44 0AA

Mountain Ash East

15/0889/10 Decision Date: 21/08/2015
Proposal: Build on top of existing lounge for study and bedroom.
Location: 20 TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

15/0906/10 Decision Date: 03/09/2015
Proposal: Detached garage to rear with new access and concrete drive.
Location: 34 ALLEN STREET, MOUNTAIN ASH, CF45 4BD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Abercynon**

- 15/0789/10** Decision Date: 14/08/2015
Proposal: Rear extension to property - extending upwards above the existing kitchen and bathroom.
Location: 56 CARDIFF ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4PN

- 15/1015/10** Decision Date: 03/09/2015
Proposal: Change of front elevation.
Location: 2 THE BEECHES, ABERCYNON, MOUNTAIN ASH, CF45 4TX

Ynysybwl

- 15/0767/10** Decision Date: 20/08/2015
Proposal: Driveway and store under. (Revised plan with boundary detail received 28th July 2015)
Location: 21 HEOL-Y-PLWYF, YNYSYBWL, PONTYPRIDD, CF37 3HU

- 15/0935/10** Decision Date: 01/09/2015
Proposal: Amendment to previously approved planning permission 14/0581/10 - decking layout at rear of 23 Rock Terrace.
Location: GLANDWR, 23 ROCK TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3NT

- 15/1047/10** Decision Date: 01/09/2015
Proposal: Conversion of garage to a hallway to create space for a through the floor lift. Provide new front door and window to front and block up existing entrance to the side.
Location: 34 NANT-Y-MYNYDD, YNYSYBWL, PONTYPRIDD, CF37 3JH

Aberaman North

- 15/0753/10** Decision Date: 03/09/2015
Proposal: Kitchen extension to rear of property.
Location: 2 MOUNT STREET, ABERAMAN, ABERDARE, CF44 6YF

- 15/0852/09** Decision Date: 19/08/2015
Proposal: Certificate of Lawful Development for a proposed conversion of garage to habitable room.
Location: 18 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015

Report for Development Control Planning Committee

Aberaman South

15/0525/10 Decision Date: 02/09/2015

Proposal: Change of use to domestic garden.

Location: GOLWG Y CWM, BEDWLWYN, CWMAMAN, ABERDARE, CF44 6PT

15/0943/10 Decision Date: 17/08/2015

Proposal: Residential garden extension with associated 1800mm timber close board fencing to match existing proposed new fence line 1.00metre back from edge of footpath.

Location: 20 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Treherbert**

15/0575/09 Decision Date: 04/09/2015
Proposal: Change of use from kitchen to coffin manufacture.

Location: CENTRAL KITCHEN, OAK STREET, TREHERBERT, TREORCHY, CF42 5AB

Pentre

15/0736/10 Decision Date: 18/08/2015
Proposal: Rear infill extension at first floor level.

Location: 5 CHURCH STREET, TON PENTRE, PENTRE, CF41 7AD

15/0850/10 Decision Date: 26/08/2015
Proposal: Change of use from Cafe (Use Class A3) to Playgroup (Use Class D1)

Location: THE POUND BAZAAR, 25-26 GELLI ROAD, TON PENTRE, PENTRE, CF41 7LR

Tonypandy

14/1244/10 Decision Date: 14/08/2015
Proposal: Partial demolition and conversion of existing building into 3 terraced houses.(Bat Survey received 01/07/15 and amended plans received 03/07/15)

Location: ATHLETIC WORKMENS CLUB, 87-89 PRIMROSE STREET, TONYPANDY, CF40 1BQ

15/0899/10 Decision Date: 27/08/2015
Proposal: Installation of a roller shutter to shop front. (Amended Premise Name)

Location: JEFFS CARPETS, 21 DUNRAVEN STREET, TONYPANDY, CF40 1QG

Penygraig

15/0475/10 Decision Date: 19/08/2015
Proposal: Change of use to a coffee & sandwich bar, works to include alteration to front elevation.

Location: QUICK STOP CONVENIENCE STORE, 29-30 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RD

15/0796/08 Decision Date: 02/09/2015
Proposal: Roundabout advertising signage advertising free wifi in Penygraig.

Location: ROUNDABOUT IN PENYGRAIG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Porth**

- 15/0341/10** Decision Date: 21/08/2015
Proposal: Change of Use from C3 House to C2 Residential Care Home for a maximum of 7 residents, installation of 3 Velux rooflights to the front elevation, 2 dormers to the rear elevation and removal of existing garden decking
Location: PRIMROSE VILLA, PRIMROSE TERRACE, PORTH, CF39 9TF

- 15/0876/10** Decision Date: 04/09/2015
Proposal: Alterations to west facing elevation of building including window and door alterations and provision of new access ramps.
Location: JACOB BEATUS LTD, LLWYNCELYN ROAD, PORTH, CF39 9SP

Ynyshir

- 15/0853/10** Decision Date: 21/08/2015
Proposal: Change of use of commercial premises into a domestic dwelling (bedsit).
Location: 26A ABERLLECHAU ROAD, WATTSTOWN, PORTH, CF39 0PB

Ferndale

- 15/0284/10** Decision Date: 21/08/2015
Proposal: Installation of fire escape staircase to elevation 'A' with the removal of two windows and replaced by framed ledged and braced doors.
Location: PENUEL METHODISTIAID CALFINAIDD, DUFFRYN STREET, FERNDAL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Cilfynydd****15/0826/30**

Decision Date: 21/08/2015

Proposal:

Replacement shed on same template, used to gather in sheep for inspections and necessary treatments, also used for storage of feed for livestock. Shed very old.

Location:

FIELD AT BODWENARTH FARM, REAR OF BODWENARTH BUNGALOW, 23 HILLTOP AVENUE, CILFYNYDD, CF37 4HZ

Town (Pontypridd)**15/0605/10**

Decision Date: 14/08/2015

Proposal:

Single storey extension (Amended plans received 27/07/15)

Location:

DANYCOED, 42 LANPARK ROAD, PONTYPRIDD, CF37 2DL

15/0874/10

Decision Date: 14/08/2015

Proposal:

Proposed material change of use of part of first floor from D1 Non-residential institution to A2 Employment Agency.

Location:

RHONDDA CYNON TAF CBC PONTYPRIDD LIBRARY, LIBRARY ROAD, PONTYPRIDD, CF37 2DY

Trallwn**15/0772/10**

Decision Date: 11/08/2015

Proposal:

First floor rear extension.

Location:

22 BONVILSTON ROAD, PONTYPRIDD, CF37 4RD

Rhondda**15/0886/10**

Decision Date: 17/08/2015

Proposal:

Shed at Kingswood Maesycod (retrospective planning required)

Location:

8 KINGSWOOD (COED-Y-BRENIN), MAESYCOED, PONTYPRIDD, CF37 1QE

Graig**15/0800/10**

Decision Date: 14/08/2015

Proposal:

To construct a concrete block shed for the purpose of storage.

Location:

2 BIRDSFIELD COTTAGES, GRAIG, PONTYPRIDD, CF37 1LE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Treforest**

- 15/0445/12** Decision Date: 17/08/2015
Proposal: Remove existing coping stones on 4 no small gables on the Alfred Wallace roof, replace all leadwork underneath stones which currently does not lap far enough into the cavity and causing damp penetration
Location: THE ALFRED RUSSEL WALLACE BUILDING, UPPER GLYNTAFF CAMPUS, CEMETERY ROAD, GLYNTAFF, PONTYPRIDD, CF37 4AT

- 15/0955/10** Decision Date: 25/08/2015
Proposal: Proposed rear single extension.
Location: 27 OXFORD STREET, TREFOREST, PONTYPRIDD, CF37 1RU

Rhydyfelin Central

- 15/0773/10** Decision Date: 11/08/2015
Proposal: Disabled adaptation - Installation of external BC lift to allow tenant to access/egress the property using a wheel chair.
Location: 143 WORDSWORTH GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5HH

- 15/0810/10** Decision Date: 11/08/2015
Proposal: Installation of B.C Lift to allow disabled tenant access/egress from dwelling using a wheel chair.
Location: 34 WORDSWORTH GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5HG

- 15/0827/08** Decision Date: 21/08/2015
Proposal: Steel welded mesh fence at 2 metres high, approximately 90 metres long constructed to the front of the existing dwarf wall.
Location: CEDAR LANE, RHYDYFELIN, PONTYPRIDD, CF37 5EE

Ffynon Taf

- 15/0206/16** Decision Date: 21/08/2015
Proposal: Reserved matters approval sought for the access arrangements, appearance, landscaping, layout and scale of the approved detached dwelling and garage (Application Ref: 13/0678/13)
Location: 1 PARC-Y-NANT, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TJ

- 15/0388/10** Decision Date: 17/08/2015
Proposal: Convert existing property from two to four self contained flats including three storey extension to northern side (amended plans received 23/06/15) (Flood Consequences Report received 25/06/15).
Location: 26 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RE

- 15/0706/10** Decision Date: 10/08/2015
Proposal: To extend the pitched roof over the garage flat roof.
Location: GARTH VIEW, CULES TERRACE, TAFFS WELL, CF15 7QH.

- 15/0973/10** Decision Date: 03/09/2015
Proposal: Rear dormer with alterations.
Location: 29 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Llantwit Fardre**

15/0921/10 Decision Date: 25/08/2015
Proposal: Extension to existing conservatory on rear elevation.

Location: 81 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NU

15/1000/10 Decision Date: 01/09/2015
Proposal: Single storey rear extension.

Location: 175 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NY

Church Village

14/0753/10 Decision Date: 27/08/2015
Proposal: Proposed front and side extension and alterations to roof line, upgrading of building (Amended description and Plans received 24/06/2015 and 02/07/2015)

Location: NEWTOWN ACCIDENT REPAIR SERVICES, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PY

Tonteg

15/0920/10 Decision Date: 21/08/2015
Proposal: Installation of spray booth and associated works.

Location: HADFIELD MOTOR CO., TAFF BUSINESS CENTRE, TONTEG ROAD, UPPER BOAT, PONTYPRIDD, CF37 5UR

Gilfach Goch

15/0704/10 Decision Date: 07/08/2015
Proposal: Environmental improvement and landscaping works.

Location: HEOL GLYNCOCH, HEOL Y GRUG, BRYN HEDD, HEOL Y BRYN, BRYN HYFRYD, HEOL Y MYNYDD, HENDREFORGAN

15/0993/10 Decision Date: 24/08/2015
Proposal: Proposed garage conversion.

Location: 24 LLEWELLYN'S VIEW, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8BQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Tonyrefail West****15/0816/10** Decision Date: 13/08/2015**Proposal:** New Roof.**Location:** 53 FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DS**15/0817/10** Decision Date: 13/08/2015**Proposal:** Construction of new steps to front of property to accommodate external stairlift.**Location:** 47 CAER GWERLAS, TONYREFAIL, PORTH, CF39 8HY**15/0869/10** Decision Date: 14/08/2015**Proposal:** Bathroom extension to rear.**Location:** 8 HEOL TON, TONYREFAIL, PORTH, CF39 8DB**Talbot Green****15/0735/10** Decision Date: 11/08/2015**Proposal:** Two storey residential extension and garage in rear garden**Location:** 9 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN, CF72 8HR**15/0737/10** Decision Date: 10/08/2015**Proposal:** Two storey extension to side and rear.**Location:** NYTH CLYD, 65 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY**15/0878/01** Decision Date: 17/08/2015**Proposal:** Replacement signage scheme**Location:** OUTFIT, UNIT 2 NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8SY**15/0970/01** Decision Date: 04/09/2015**Proposal:** 2 no. internally illuminated external shop signs**Location:** UNIT 2A POUNDLAND, GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Pontyclun**

15/0815/10 Decision Date: 25/08/2015
Proposal: Application for raised patio to the rear (retrospective).
Location: 19 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

15/0832/10 Decision Date: 13/08/2015
Proposal: Single storey rear and side extension.
Location: 9 BRYNAMLWG, PONTYCLUN, CF72 9AU

15/0879/10 Decision Date: 18/08/2015
Proposal: Three storey side extension
Location: 14 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

Llanharry

15/0614/10 Decision Date: 11/08/2015
Proposal: First floor extension to be built onto existing single extension, to make new bathroom and additional bedroom. Single storey side extension to be used as a utility room.
Location: 41 TYLA COCH, LLANHARRY, PONTYCLUN, CF72 9LT

Llanharan

15/0956/09 Decision Date: 17/08/2015
Proposal: Certificate of Lawful Development for a proposed rear single storey extension.
Location: 6 VALE VIEW, LLANHARAN, PONTYCLUN, CF72 9QX

15/1056/23 Decision Date: 28/08/2015
Proposal: To allow for redevelopment of site in accordance with 07/0938/13 - Buildings are to be demolished in the following works sequence: asbestos removal; soft strip of 1st & 2nd fix materials; manual demolitions adjacent
Location: SOUTH WALES FIRE AND RESCUE, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9XA

Total Number of Delegated decisions is 68

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 06/08/2015 and 04/09/2015****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****15/0577/10** Decision Date: 21/08/2015**Proposal:** Retention of extension to stable block previously granted. Building shows amendments to original granted planning.**Location:** CWMCOEDLAN STUD, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX**Reason: 1** The building's size, design, form and method of construction are considered to be beyond what is reasonably necessary for use as a stable; instead it is considered the building appears to be designed and constructed for use as residential dwelling. As such, the site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan. As such the proposal is contrary to Policies AW 1 and AW 2 of the Rhondda Cynon Taf Local Development Plan as it would amount to an unwarranted intrusion of residential development into an unsustainable countryside location and has not been justified as an exception.**Reason: 2** The size, scale and design of the building would result in a significant detrimental visual impact on the rural character of the area. As such the proposal is contrary to policies AW5, AW6 and NSA25 of the Rhondda Cynon Taf Local Development Plan.**Town (Llantrisant)****15/0765/10** Decision Date: 04/09/2015**Proposal:** Conversion of existing house to 2 no. separate dwellings.**Location:** 3 SUNNY BANK, HEOL-Y-BEILIAU, LLANTRISANT, PONTYCLUN, CF72 8EQ**Reason: 1** The application is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed additional use of the sub-standard local highway network will create increased traffic hazards to the detriment of highway and pedestrian safety and the free flow of traffic

In the absence of adequate off-street parking facilities, the development would generate additional on-street parking by the occupiers calling, delivery and service vehicles, to the detriment of highway and pedestrian safety and the free flow of traffic.

Total Number of Delegated decisions is 2

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

Cases

Received	41
Resolved	46
12 week target (70%)	72%
Complainant acknowledged	89%
Site visit	87%
Case priority	0 (Priority 1) 27 (Priority 2) 14 (Priority 3)

Source

Anonymous	3
Councillor	5
Internal/pro-active	5
Public	28
AM/MP	0

Type

Advert	1	Breach of condition	5
Engineering operations	3	TPO	0
Change of use	9	Not in accordance	1
Householder	12	Operational development	2
Conservation area	0	Untidy land	8

Resolution

Remedied	23
No breach	13
Not expedient	2
Planning application	8
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions (August
2015)

EN/14/00241

Location: 1 Denbeigh Court, Hirwaun
Breach: Fence

Decision: Not expedient to action
Reason: A 1.8m high fence was erected adjacent to a footpath and although permission was required, the owner planted a landscaping scheme to mitigate its impact.

EN/15/00244

Location: 17 Heol Faenor, Beddau
Breach: Fence

Decision: Not expedient to action
Reason: A 300mm section of a boundary fence has been erected 300mm over the permitted height of 2m, however, it has a minimal impact on the street scene and it was not considered to warrant further action.

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 SEPTEMBER 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