

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
19 NOVEMBER 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	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 22/10/2015 and 06/11/2015.

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.

(Committee 19/11/15)
APPEALS RECEIVED

APPLICATION NO: 15/1029/13 (CPU)
APPEAL REF: A/15/3136468
APPLICANT: Mr P Elliott
DEVELOPMENT: Erection of dwelling house

LOCATION: LAND OPPOSITE 1 TREHARNE STREET, CWMPARC,
TREORCHY

APPEAL RECEIVED: 14/10/2015

APPEAL START [05/11/2015](#)

DATE:

APPLICATION NO: 15/0291/10 (CPU)

APPEAL REF: A/15/3135060

APPLICANT: Mr F Pembridge

DEVELOPMENT: Main dwelling conversion of integral garage to study.
Conversion of external single garage to double garage and
2 storey above store room. External access staircase (steel
or aluminium).

LOCATION: MAESMARCHOG HOUSE, TAFF COTTAGES, CROSS
INN, LLANTRISANT, PONTYCLUN, CF72 8PS

APPEAL RECEIVED: 23/09/2015

APPEAL START [03/11/2015](#)

DATE:

APPEAL DECISIONS RECEIVED

APPLICATION NO: 14/1415/10 (MF)

APPEAL REF: A/15/3069980

APPLICANT: Mr A Denning

DEVELOPMENT: Decked area constructed at the back garden of the property
spanning from the back wall to the garden 2.5m x 3m
(Retrospective)

LOCATION: 79 ABERCYNON ROAD, ABERCYNON, MOUNTAIN ASH,
CF45 4NG

DECIDED: 12/10/2015

DECISION: Dismissed

APPEAL RECEIVED: 26/06/2015

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

DECIDED: 21/10/2015

DECISION: Allowed with Conditions

APPEAL RECEIVED: 11/03/2015

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
DECIDED: 29/10/2015
DECISION: Dismissed
APPEAL RECEIVED: 06/07/2015

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
DECIDED: 05/11/2015
DECISION: Allowed with Conditions
APPEAL RECEIVED: 25/05/2015

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: 22/10/2015 and 06/11/2015****Report for Development Control Planning Committee****Rhigos****15/1134/10** Decision Date: 03/11/2015**Proposal:** Detached dormer bungalow.**Location:** PLOT 3, PEN-Y-BANC, SMITHS AVENUE, RHIGOS, ABERDARE, CF44 9YT**Aberdare West/Llwydcoed****15/1169/10** Decision Date: 04/11/2015**Proposal:** Refurbishment and change of use from light industrial to offices.**Location:** FORMER CAMBRIAN LAMPWORKS, ROBERTSTOWN INDUSTRIAL ESTATE, ABERDARE, CF44 8HD**15/1177/10** Decision Date: 06/11/2015**Proposal:** Installation of ATM to front elevation.**Location:** SPAR, MILL STREET, TRECYNON, ABERDARE, CF44 8LY**15/1178/01** Decision Date: 06/11/2015**Proposal:** Installation of ATM advertisement collar surround.**Location:** SPAR, MILL STREET, TRECYNON, ABERDARE, CF44 8LY**15/1283/10** Decision Date: 05/11/2015**Proposal:** Variation of approved house type - Addition of single storey garden room to rear of detached dwelling.**Location:** 44 TAN Y BRYN GARDENS, LLWYDCOED, ABERDARE, CF44 0TQ**Aberdare East****15/0965/19** Decision Date: 26/10/2015**Proposal:** T2: Willow remove larger low limb over access gateway T3: Elder Coppice at 250mm**Location:** CAR PARK AT MEADOWLANDS CARE CENTRE, ABERNANT ROAD, ABER-NANT, ABERDARE**Mountain Ash East****15/0674/19** Decision Date: 04/11/2015**Proposal:** 2 no. Oak trees to rear garden of Bron Y Deri. 1 no. Oak tree outside rear boundary of 12 Bron Y Deri, to remove overhanging branch from tree outside property; or reduce by 50%. To reduce canopy of trees on**Location:** 12 BRON-Y-DERI, CAEGARW, MOUNTAIN ASH, CF45 4LL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/10/2015 and 06/11/2015****Report for Development Control Planning Committee****Abercynon**

- 15/1054/10** Decision Date: 26/10/2015
Proposal: The placement of a retaining wall at the rear of 101 Bryntirion, The retaining wall will be composed of Gabion cages filled with stone.
Location: 101 BRYNTIRION, TYNTETOWN, MOUNTAIN ASH, CF45 4EX

- 15/1247/01** Decision Date: 28/10/2015
Proposal: Advertisement signage - 12 no. illuminated fascia signs
Location: THE GATEWAY, ABERCYNON, MOUNTAIN ASH, CF45 4UQ

Ynysybwl

- 15/0588/10** Decision Date: 04/11/2015
Proposal: Erection of sculpture
Location: THE BRYNFFYNON HOTEL, LLANWONNO, YNYSYBWL, CF37 3PF
- 15/1220/10** Decision Date: 28/10/2015
Proposal: Surface drainage layout for residential development on land adjacent to 'Dinglewood', Pleasant View, Ynysybwl (Consent for Residential 12/1233/16).
Location: LAND ADJACENT TO 'DINGLEWOOD', PLEASANT VIEW, OLD YNYSYBWL, PONTYPRIDD, CF37 3PF

Aberaman North

- 15/1231/13** Decision Date: 06/11/2015
Proposal: Construction of a detached dwellinghouse / garage.
Location: LAND OPPOSITE 1 BELMONT TERRACE, ABERAMAN, ABERDARE

Pentre

- 15/1199/10** Decision Date: 28/10/2015
Proposal: Two storey extension at rear and double garage off rear lane.
Location: 37 CARNE STREET, PENTRE, CF41 7LQ
- 15/1218/10** Decision Date: 28/10/2015
Proposal: Two storey full width extension to form kitchen, bedrooms and bathroom together with construction of a detached garage.
Location: 23 ALBERT STREET, PENTRE, CF41 7JR

Ystrad

- 15/1261/10** Decision Date: 28/10/2015
Proposal: Two storey and single storey extension to rear
Location: 9 TRAFALGAR TERRACE, YSTRAD, PENTRE, CF41 7RG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/10/2015 and 06/11/2015

Report for Development Control Planning Committee

Penygraig

15/1164/10

Decision Date: 06/11/2015

Proposal: Proposed Change of Use from A1 Retail to A3 to Take-Away.

Location: 27 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RB

Maerdy

15/1219/10

Decision Date: 30/10/2015

Proposal: 2 storey full width extension to form a kitchen and bedroom.

Location: 13 GRIFFITH STREET, MAERDY, FERNDAL, CF43 4DH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/10/2015 and 06/11/2015****Report for Development Control Planning Committee****Cilfynydd**

- 15/1099/09** Decision Date: 04/11/2015
Proposal: New underground pipework with associated thrustblocks and chambers, to enable use of site as dual-purpose water pumping station and hydro-generation station (No new buildings are required).
Location: PUMPING STATION, CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD

- 15/1245/10** Decision Date: 22/10/2015
Proposal: Conversion of existing roof space to habitable area including extension of rear dormer, insertion of two dormer in front elevation, first floor extension above front gable feature, and erection of a porch to the northern side
Location: 226 MERTHYR ROAD, PONTYPRIDD, CF37 4DW

Town (Pontypridd)

- 15/0990/10** Decision Date: 28/10/2015
Proposal: Installation of new shop front with external roller shutter. Positioning of 3 no. externally mounted air conditioning condensers to rear of property.
Location: 72A TAFF STREET, PONTYPRIDD, CF37 4SU

- 15/1189/10** Decision Date: 26/10/2015
Proposal: Change of use of second floor only, to a step down facility in association with the main use of the property as a residential care home.
Location: 15 GRAIGWEN PLACE, PONTYPRIDD, CF37 2HU

Trallwn

- 15/1011/10** Decision Date: 26/10/2015
Proposal: Rear two & three storey extension. Replace existing side bay window with a three storey bay window. (Amended side and rear elevation plans received 08/10/15)
Location: HENDRE, 17 COMMON ROAD, PONTYPRIDD, CF37 4AE

Hawthorn

- 15/1265/10** Decision Date: 30/10/2015
Proposal: Extension of existing dropped kerbs to allow another 6 kerbs to be lowered & renewal of tarmac across entire length of pavement outside property.
Location: PEN RHOS, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AG

Llantwit Fardre

- 15/0871/19** Decision Date: 05/11/2015
Proposal: 30% crown reduction of an Oak tree.
Location: 2 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

- 15/1252/10** Decision Date: 27/10/2015
Proposal: Extensions to ground and first floor
Location: 35 CLOS CARADOG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2DQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/10/2015 and 06/11/2015****Report for Development Control Planning Committee****Church Village****15/0868/19** Decision Date: 05/11/2015**Proposal:** Trim a large oak tree (T1 on sketch) back to the boundary fence so that it doesn't overhang property.**Location:** LAND REAR OF 1 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX**Tonteg****15/0892/19** Decision Date: 28/10/2015**Proposal:** Crown lift trees along access road as marked red on plan one and shown in photographs three to six. These trees are making it difficult for access and parking and we would like to crown lift to 15ft. Tree types are Alnus,**Location:** UNIT UB2, LINEAR PLASTICS, TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA**Tonyrefail West****15/1174/10** Decision Date: 04/11/2015**Proposal:** Erection of circa 150 linear meters of 2.4 meter high galvanised palisade fencing with 1 pair 2 meter leaf wide access gates into fence to be erected on land to the right hand side grassed area as you approach the estate,**Location:** LAND AT ELY INDUSTRIAL ESTATE, TONYREFAIL, CF40 1RA**Ty'n y Nant****15/0003/01** Decision Date: 26/10/2015**Proposal:** Replacement signage scheme (retrospective)**Location:** 10 COMMERCIAL STREET, BEDDAU, PONTYPRIDD, CF38 2DB**Talbot Green****15/0960/19** Decision Date: 05/11/2015**Proposal:** Trim lengthy boughs nearest bungalow fence, lop top to reduce height/crown reduction 30%, on common Beech Tree in woodland to rear of 25 Pinecourt, Talbot Green.**Location:** WOODLAND REAR OF 25 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA**15/1201/10** Decision Date: 26/10/2015**Proposal:** Refurbish shop front.**Location:** GREGGS THE BAKERS, 48 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AF**15/1202/01** Decision Date: 26/10/2015**Proposal:** New signage scheme to include a new fascia sign, 1 hanging sign and two internal window graphics**Location:** GREGGS THE BAKERS, 48 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AF**15/1215/10** Decision Date: 28/10/2015**Proposal:** Single storey rear extension**Location:** SHABBY CHIC, 50 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/10/2015 and 06/11/2015

Report for Development Control Planning Committee

Pontyclun

15/0630/19

Decision Date: 27/10/2015

Proposal:

Ash tree with bifurcated trunk removed and 30% branch reduction of another tree.

Location:

IVOR WOODS, BRYNSADLER, PONTYCLUN

Llanharry

15/1024/10

Decision Date: 26/10/2015

Proposal:

Change of use from B2 (General Industrial) to D1 (Childrens play centre - incorporating a Cafe).

Location:

UNITS 1-4, PHASE 3, HEPWORTH PARK, COEDCAE LANE, PONTYCLUN

Total Number of Delegated decisions is 35

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 22/10/2015 and 06/11/2015****Report for Development Control Planning Committee****Hirwaun****15/1223/10** Decision Date: 02/11/2015**Proposal:** Pair of semi detached houses.**Location:** LAND ADJOINING NO 94A BRECON ROAD, HIRWAUN, ABERDARE, CF44 9NS**Reason: 1** The proposal would result in an unacceptable loss of amenity to neighbouring properties by virtue of close proximity, overbearing impact and loss of light. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Treorchy****15/0911/10** Decision Date: 26/10/2015**Proposal:** Erection of a four bedroom detached house.**Location:** LAND REAR OF NO'S. 19-32 RAILWAY TERRACE, CWMPARC, TREORCHY, CF42 6LW**Reason: 1** The proposed dwelling by virtue of its siting, size, scale and design would amount to insensitive infilling, poorly related to the existing pattern of development in the area, and resulting in an unsatisfactory relationship with existing properties. The development would therefore have an adverse impact on the character and appearance of the area. As such the development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposal would result in a loss of amenity to neighbouring properties by virtue of an overbearing impact. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** The access and parking would not be acceptable for the following reasons:

there is a lack of information with regards the off-street car parking provision within the curtilage and boundary treatment fronting Barrett Street to assess the impact of the proposal on highway and pedestrian safety;

the proposed development will result in on-street parking by calling delivery and service vehicles, in close proximity to the road bend and would increase conflict on Barrett Street resulting in reversing movements to the detriment of safety of all highway users and free flow of traffic;

the proposed development lacks continuous pedestrian links leading to the proposed dwelling resulting in pedestrians being forced to share the same surface as moving motor vehicles to the detriment of safety of all highway users; and

the proposed boundary treatment to the rear of Railway Terrace encroaches onto the rear lane preventing vehicular access to the detriment of safety of all highway users.

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

Total Number of Delegated decisions is 2

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

Cases

Received	45
Resolved	59
12 week target (70%)	63%
Complainant acknowledged	78%
Site visit	72%
Case priority	1 (Priority 1) 29 (Priority 2) 15 (Priority 3)

Source

Anonymous	2
Councillor	8
Internal/pro-active	7
Public	28
AM/MP	0

Type

Advert	1	Breach of condition	5
Engineering operations	4	TPO	0
Change of use	14	Not in accordance	2
Householder	12	Operational development	4
Listed Building	1	Untidy land	2

Resolution

Remedied	15
No breach	20
Not expedient	6
Planning application	18
Notice served	0

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

EN/12/00044

Location: 5 Springfield Drive, Abercynon
Breach: Retaining wall

Decision: Not expedient to action
Reason: A section of a terraced garden was brought forward slightly and a 2m high retaining wall created. The neighbouring gardens were of a similar level thus there were no overlooking implications. The wall was also finished in a painted cement render and is therefore visually acceptable.

EN/13/00435

Location: 25 Parc-Y-Nant, Nantgarw
Breach: Wall

Decision: Not expedient to action
Reason: Only a very small section of the wall is over the permitted height of 1m and is considered to be visually acceptable and finished in materials to match the existing boundary treatments.

EN/13/00457

Location: Hazelwood House, Efail Isaf
Breach: Garden extension

Decision: Not expedient to action
Reason: A domestic garden had extended into a small (5m section of land). The land concerned was an open area of scrub which backs onto a woodland and it was considered that the principle of the use was acceptable and the boundary treatment (post and wire fence) was not out of character with the area.

EN/14/00391

Location: 4 Teifi Terrace, Ferndale
Breach: Boundary wall

Decision: Not expedient to action
Reason: The development consisted of the demolition of a stone

boundary wall which had fallen into disrepair and the construction of a 1.85m high block and cement render wall. The height is domestic in scale and the finish is also considered to be acceptable.

EN/15/00166

Location: 16 Parc Aberaman, Aberaman
Breach: Garden extension

Decision: Not expedient to action

Reason: The garden extension lies within the settlement limit and the principle is acceptable. The area of land is enclosed by a 1.8m timber fence and well screened by a hedge and is not considered to have a detrimental impact on the character of the area of neighbouring residential amenity.

EN/15/00202

Location: 58 Cefn Close, Glyncoch
Breach: Outbuilding

Decision: Not expedient to action

Reason: The timber shed is of a modest scale (2.4m x 1.8m x 2.2m (height)) and although it is sited to the side of the house, there is no visual impact as it is screened by the boundary fence.

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

19 NOVEMBER 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