

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

**DEVELOPMENT CONTROL  
COMMITTEE  
21 JANUARY 2016**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No.11</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 07/12/2015 and 08/01/2016.

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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**(Committee 21/01/16)**  
**APPEALS RECEIVED**

**APPLICATION NO:** 15/0422/10 (GW)  
**APPEAL REF:** A/15/3139247  
**APPLICANT:** Mr Powell  
**DEVELOPMENT:** Second Floor Extension to existing workshop and garage to create annex accommodation to the main house.  
**LOCATION:** CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AT  
**APPEAL RECEIVED:** 25/11/2015  
**APPEAL START DATE:** [15/12/2015](#)

**APPLICATION NO:** 15/0577/10 (GW)  
**APPEAL REF:** A/15/3138668  
**APPLICANT:** Mr & Mrs Lewis  
**DEVELOPMENT:** Retention of extension to stable block previously granted. Building shows amendments to original granted planning.  
**LOCATION:** CWMCOEDLAN STUD, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX  
**APPEAL RECEIVED:** 16/11/2015  
**APPEAL START DATE:** [15/12/2015](#)

**APPLICATION NO:** 15/0705/10 (PB)  
**APPEAL REF:** A/15/3140651  
**APPLICANT:** Mr J Zammit  
**DEVELOPMENT:** Demolition of existing bungalow and detached garage and construction of new student accommodation comprising 51 bedrooms with en-suite bathrooms and kitchen/dining facilities and associated work (amended plans submitted 22 September 2015 showing re-siting of building, amended parking and access arrangements, and inclusion of concierge service)  
**LOCATION:** PARK PRIDE, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW  
**APPEAL RECEIVED:** 15/12/2015  
**APPEAL START DATE:** [04/01/2016](#)

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 14/0434/10 (MF)  
**APPEAL REF:** A/15/3132322  
**APPLICANT:** Mr G Jones  
**DEVELOPMENT:** Demolition of existing domestic garage(C3) and erection of a single storey timber frame dwelling (C3).  
**LOCATION:** 7 MORGAN STREET, MOUNTAIN ASH, CF45 3YN  
**DECIDED:** 12/06/2015  
**DECISION:** Refused  
**APPEAL RECEIVED:** 20/08/2015  
**APPEAL DECIDED:** 10/12/2015  
**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: 07/12/2015 and 08/01/2016****Report for Development Control Planning Committee****Hirwaun**

- 15/1380/10** Decision Date: 17/12/2015  
**Proposal:** Detached dwelling house with detached double garage together with upgrading of lane access (amended plans received 09/12/15).  
**Location:** LAND ADJOINING 4 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SL

**Aberdare West/Llwydcoed**

- 15/1357/19** Decision Date: 05/01/2016  
**Proposal:** 30% crown reduction, raise to 6 metres 2 x Lime trees. Remove all branches from Copper Beech to boundary line of garden in No. 1 Lle Hyfred.  
**Location:** ADDERLEA, 1 LLE HYFRYD, LLWYDCOED, ABERDARE, CF44 0UN

- 15/1378/10** Decision Date: 22/12/2015  
**Proposal:** To install temporary buildings to be used as additional classroom facilities. To be reviewed after 3 years.  
**Location:** ST JOHN BAPTIST HIGH SCHOOL, GLAN ROAD, CWMDARE, ABERDARE, CF44 8BW

- 15/1421/10** Decision Date: 16/12/2015  
**Proposal:** Pitched roof over existing flat roof.  
**Location:** HARLEQUINS BOWLS CLUB, MOUNT PLEASANT STREET, TRECYNON, ABERDARE, CF44 8EF

- 15/1475/10** Decision Date: 23/12/2015  
**Proposal:** Build on top of existing kitchen for bedroom.  
**Location:** 38 HIRWAUN ROAD, TRECYNON, ABERDARE, CF44 8ED

**Aberdare East**

- 15/1467/10** Decision Date: 22/12/2015  
**Proposal:** Garden Shed  
**Location:** 12 GLOUCESTER STREET, ABERDARE, CF44 7BS

**Cwmbach**

- 15/1511/10** Decision Date: 31/12/2015  
**Proposal:** 2 storey extension and alterations to an existing dwelling.  
**Location:** 111 LLANGORSE ROAD, CWMBACH, ABERDARE, CF44 0LD

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/12/2015 and 08/01/2016****Report for Development Control Planning Committee****Abercynon**

**15/0995/10** Decision Date: 18/12/2015  
**Proposal:** Change of use from former electronics factory to car sales showroom and associated facilities including internal and external alterations (Arboricultural report received 26/10/15).  
**Location:** THE GATEWAY, ABERCYNON, MOUNTAIN ASH, CF45 4UQ

**15/1502/15** Decision Date: 18/12/2015  
**Proposal:** Removal of Conditions 17, 18 and 19 (Code for Sustainable Homes) of planning permission 13/1024/10.  
**Location:** LAND TO THE REAR OF GWENDOLINE TERRACE, ABERCYNON, MOUNTAIN ASH CF45 4TE

**Ynysybwl**

**15/0193/15** Decision Date: 11/12/2015  
**Proposal:** Variation of condition 1 of planning approval 08/0141/10 to extend the period for beginning the development for a further period of five years.  
**Location:** PWLL HELYG FARM, YNYSYBWL, PONTYPRIDD

**15/1286/10** Decision Date: 17/12/2015  
**Proposal:** Two storey side extension.  
**Location:** 2 BRYN AWEL, YNYSYBWL, PONTYPRIDD, CF37 3DH

**15/1369/10** Decision Date: 18/12/2015  
**Proposal:** Two storey extension.  
**Location:** LLECHWEN FARM, MILL ROAD, YNYSYBWL, PONTYPRIDD, CF37 3LR

**Aberaman North**

**15/1150/10** Decision Date: 16/12/2015  
**Proposal:** New detached 5 bedroom house on land at Gasworks Road, Aberaman, Aberdare (Amended plans received 10/11/15)  
**Location:** LAND ADJ. TO GAS WORKS COTTAGES, GASWORKS ROAD INDUSTRIAL EST, ABERAMAN, ABERDARE, CF44 6RS

**15/1510/10** Decision Date: 04/01/2016  
**Proposal:** Single storey rear extension  
**Location:** 9 DANYDERI STREET, GODREAMAN, ABERDARE, CF44 6EB

**Aberaman South**

**15/1407/10** Decision Date: 16/12/2015  
**Proposal:** Office extension  
**Location:** CWMAMAN HEALTH CENTRE, 6-14 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6HY

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 07/12/2015 and 08/01/2016**

**Report for Development Control Planning Committee**

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**Treorchy**

**15/0725/10**

Decision Date: 17/12/2015

**Proposal:**

Detached dwelling. Amendment to elevations and internal layout.

**Location:**

PLOT ADJACENT TO TRELAWEN HOUSE, GLYNCOLI CLOSE, TREORCHY, CF42 6SU.

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**Pentre**

**15/1333/10**

Decision Date: 21/12/2015

**Proposal:**

Change of use from Use Class D1 to Use Class C3 (Residential).

**Location:**

PENTRE PRIMARY MIXED AND INFANTS SCHOOL, UPPER ALMA PLACE, PENTRE, CF41 7DG

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**Ystrad**

**15/0349/10**

Decision Date: 09/12/2015

**Proposal:**

Erection of a detached bungalow with detached garage.

**Location:**

LAND AT RIVER STREET, YSTRAD, PENTRE, CF41 7RA.

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**15/1384/10**

Decision Date: 11/12/2015

**Proposal:**

New building on site of former 168 Gelli Road with A3 use on ground floor and ancilliary use on first floor.

**Location:**

168 GELLI ROAD, GELLI, PENTRE, CF41 7NA

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**Cwm Clydach**

**15/1365/10**

Decision Date: 22/12/2015

**Proposal:**

To use an existing room on the side of an existing garage to groom dogs as a sole trader.

**Location:**

10 ADAMS STREET, CLYDACH, TONYPANDY, CF40 2DU

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**Penygraig**

**15/1408/10**

Decision Date: 14/12/2015

**Proposal:**

Two storey and single storey extensions to rear.

**Location:**

11 BLANCHE STREET, WILLIAMSTOWN, TONYPANDY, CF40 1NZ

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/12/2015 and 08/01/2016****Report for Development Control Planning Committee****Cymmer**

- 14/0822/10** Decision Date: 15/12/2015  
**Proposal:** Conversion of former Trebanog Surgery into two self-contained flats and a dog grooming parlour.  
**Location:** 191 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DU

- 15/0299/10** Decision Date: 17/12/2015  
**Proposal:** Erection of three prefabricated garages for rental purposes (Retrospective)  
**Location:** 8 HIGH STREET, CYMMER, PORTH, CF39 9AB

**Tylorstown**

- 15/0864/10** Decision Date: 06/01/2016  
**Proposal:** Construction of 1 pair of 2 storey semi detached dwellings.  
**Location:** LAND ADJACENT TO SCHOOL VILLAS, STANLEYTOWN, CF43 3EQ

**Glyncoch**

- 15/1443/10** Decision Date: 04/01/2016  
**Proposal:** Proposed glazed side extension, raised rear decking area and associated northern boundary fencing (Amended plans for side extension received 3rd December 2015)  
**Location:** 20 CEFN CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3PR
- 15/1466/19** Decision Date: 05/01/2016  
**Proposal:** Re-pollard and cut back all epicormic growth around Lime tree.  
**Location:** 1 THE GROVE, GLYNCOCH, PONTYPRIDD, CF37 3BQ

**Town (Pontypridd)**

- 15/1464/01** Decision Date: 17/12/2015  
**Proposal:** Install new NatWest branding and signage to both Taff Street and Mill Street Elevations. 1 no. lettering and logotype (internally illuminated), 2 no. Branch Welcome Panel, 2 no. Hanging signs (externally illuminated), 1  
**Location:** NATWEST, 1-3 TAFF STREET, PONTYPRIDD, CF37 4UU
- 15/1465/12** Decision Date: 08/01/2016  
**Proposal:** Install new NatWest branding and signage.(Listed Building Consent)  
**Location:** NATWEST, 1-3 TAFF STREET, PONTYPRIDD, CF37 4UU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/12/2015 and 08/01/2016****Report for Development Control Planning Committee****Rhondda**

- 15/1451/10** Decision Date: 31/12/2015  
**Proposal:** Two storey side extension, single storey rear extension and porch (Amended description and plans for revised roof design received as from 8/12/15)  
**Location:** 16 GELLIDEG ROAD, MAESYCOED, PONTYPRIDD, CF37 1EJ

- 15/1497/09** Decision Date: 31/12/2015  
**Proposal:** Construct an orangery on the western side elevation of the dwelling.  
**Location:** CARTREF MYFI, TY-MAWR ROAD, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2AP

**Hawthorn**

- 15/1115/10** Decision Date: 18/12/2015  
**Proposal:** New boundary walls and raised patio area. (Amended plans and Structural Report received 23/10/15)  
**Location:** TEGWEN, COLLEGE WAY, RHYDYFELIN, CF37 5NT

- 15/1307/10** Decision Date: 18/12/2015  
**Proposal:** Installation of mezzanine floor for retail and/or a pet care treatment and grooming facility.  
**Location:** UNIT 1B, PETS AT HOME, MIDWAY RETAIL PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

- 15/1308/10** Decision Date: 18/12/2015  
**Proposal:** Installation of 10 no. air conditioning units and a gas bottle storage unit to rear of building.  
**Location:** UNIT 1B, PETS AT HOME, MIDWAY RETAIL PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

- 15/1419/10** Decision Date: 18/12/2015  
**Proposal:** Replace existing damaged fence, erect a two tier decking area to the rear of property.  
**Location:** 69 SYCAMORE STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NA

**Llantwit Fardre**

- 15/0870/10** Decision Date: 10/12/2015  
**Proposal:** Change of use of land to rear of 28a York Drive to residential garden curtilage (Retrospective).  
**Location:** 28A YORK DRIVE, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NR

- 15/1271/10** Decision Date: 29/12/2015  
**Proposal:** Demolish existing garage & construct a two storey extension with additional car parking space to front. (amended front elevation plans received 30/11/15)  
**Location:** 2 BIRCH CRESCENT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NZ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/12/2015 and 08/01/2016****Report for Development Control Planning Committee****Church Village**

- 15/1459/10** Decision Date: 05/01/2016  
**Proposal:** Public realm works including reconfiguration of car parking, traffic calming works, boundary treatment renewal, landscaping and other associated works.  
**Location:** AREA ALONG MANOR COURT, ABBEY COURT AND PART OF CAE FARDRE, CHURCH VILLAGE, PONTYPRIDD CF38 1DW

**Tonteg**

- 15/1486/01** Decision Date: 30/12/2015  
**Proposal:** Advertisement consent to replace existing signage with new Client's Logo  
**Location:** FAIRWAY COURT, TONTEG ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA

**Tonyrefail West**

- 15/0626/15** Decision Date: 11/12/2015  
**Proposal:** Variation of condition 1 of planning permission 10/0536/15 to extend the period for an additional 5 years against which the borrow pit can be used for the deposition of surplus materials.  
**Location:** BORROW PIT, GELLI'R HAID UCHAF FARM, TONYREFAIL

- 15/1439/16** Decision Date: 23/12/2015  
**Proposal:** Reserved Matters Application in respect of details of appearance, landscaping, layout and scale in respect of application 15/0189/13  
**Location:** BRYN YSGOL, PENRHIWFER ROAD, PENRHIW-FER, TONYPANDY, CF40 1SJ

**Ty'n y Nant**

- 15/1469/10** Decision Date: 15/12/2015  
**Proposal:** First floor extension above existing garage.  
**Location:** 5 CAMPTON PLACE, BEDDAU, PONTYPRIDD, CF38 2RT

**Talbot Green**

- 15/1275/10** Decision Date: 05/01/2016  
**Proposal:** Change of use from a retail store (A1) to a tea room on the ground floor (A3) and a function room on the first floor (D1)  
**Location:** TALBOT PET SHOP, 12 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AP
- 15/1371/10** Decision Date: 17/12/2015  
**Proposal:** Change of use from residential (first floor flat) to commercial (beauty salon).  
**Location:** 87 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 07/12/2015 and 08/01/2016**

**Report for Development Control Planning Committee**

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**Pontyclun**

**15/1016/10** Decision Date: 10/12/2015  
**Proposal:** Proposed side extension with mezzanine floor.  
**Location:** 19 DOL Y LLAN, MISKIN, PONTYCLUN, CF72 8RY

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**Llanharry**

**15/0809/10** Decision Date: 31/12/2015  
**Proposal:** First floor extension above garage  
**Location:** 25 HEOL YR ONNEN, LLANHARRY, PONTYCLUN, CF72 9NJ

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**15/1416/10** Decision Date: 17/12/2015  
**Proposal:** Construction of 2 no. residential walk-up flats and associated works  
**Location:** LAND TO THE SOUTH OF 34 GELLI ROAD, LLANHARRY, CF72 9JA

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**15/1447/10** Decision Date: 14/12/2015  
**Proposal:** Change of use from B2 Industrial Units to D1 childrens play facility incorporating a cafe.  
**Location:** BAY 5, PHASE 3, HEPWORTH PARK, COEDCAE LANE, PONTYCLUN

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**Brynna**

**15/1129/10** Decision Date: 14/12/2015  
**Proposal:** Form hardstanding and new cross-over, and raise level of front garden.  
**Location:** 186 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TL

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Total Number of Delegated decisions is 48

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 07/12/2015 and 08/01/2016**

**Report for Development Control Planning Committee**

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**Aberdare East**

**15/1336/13** Decision Date: 10/12/2015

**Proposal:** Outline application for two detached dwellings (Coal Mining Risk Assessment received 16/11/15).

**Location:** LAND TO THE REAR OF OAKLANDS BUNGALOW, WERFA LANE, ABER-NANT, ABERDARE, CF44 0YS

**Reason: 1** 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 proposed access road leading to the site Parish Road is sub-standard in terms of width for safe two-way vehicular movement, visibility with the junction of Werfa Lane, structural integrity, surface water drainage, street lighting and lack of turning area to accommodate the increase in vehicular and pedestrian movement generated by the proposed to the detriment of safety of all highway users and free flow of traffic.

The proposed development would result in increased reversing movements by all types of vehicle along Parish Road with narrow carriageway width to the detriment of safety of all highway users and free flow of traffic.

The private shared access lacks visibility at the junction with Parish Road to the detriment of safety of all highway users.

**Reason: 2** Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon the ecology on and adjacent to the application site. As such the proposal is contrary to the provisions of Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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**15/1341/10** Decision Date: 30/12/2015

**Proposal:** Driveway and off-road parking, garage to front elevation.

**Location:** GLENBROOK, CWMBACH ROAD, ABER-NANT, ABERDARE, CF44 0NL

**Reason: 1** By virtue of its prominent, elevated position and relationship with other dwellings and the highway; the proposed garage is considered to be detrimental to the character and appearance of the street scene.

Therefore the application is considered not to comply with Policies AW5 and AW6 of the Local Development Plan and the Council's SPG on Householder Development, in respect of its visual impact.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 07/12/2015 and 08/01/2016**

**Report for Development Control Planning Committee**

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**Abercynon**

**15/1411/10** Decision Date: 21/12/2015

**Proposal:** Workshop/shed to the rear of existing property.

**Location:** 66 PARK VIEW, ABERCYNON, MOUNTAIN ASH, CF45 4TR

**Reason: 1** By virtue of its height, design and prominent position the development is considered to be detrimental to the character and appearance of the street scene and to the outlook from neighbouring dwellings.

Therefore the application is considered not to comply with Policies AW5 and AW6 of the Local Development Plan and the Council's SPG on Householder Development, in respect of its visual impact and the impact it has upon the amenity and privacy of the neighbouring residential properties.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 07/12/2015 and 08/01/2016**

**Report for Development Control Planning Committee**

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**Tylorstown**

**15/1358/10** Decision Date: 30/12/2015

**Proposal:** Construction of a 2 storey detached dwelling and domestic garage.

**Location:** LAND AT STANLEY VIEW, NORMANS WAY, STANLEYTOWN, FERNDALE, CF43 3EW

**Reason: 1** The proposed development would be contrary to Policies AW 2, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in that it would represent unjustified sporadic development in an unsustainable location, outside the established settlement boundaries.

**Reason: 2** The proposal by virtue of its scale, siting and design would create an alien and incongruous feature which is inappropriate for its setting and poorly relates to the character and appearance of the surrounding area. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** 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 applicant has no control over the existing sub-standard access Normans Way and the Private Shared Access leading to the proposed development site and therefore the existing access cannot be improved to provide safe and satisfactory access;

The private shared access is sub-standard to cater for access by emergency service and delivery vehicles thus creating hazards to the detriment of highway safety and accessibility;

The proposed additional use of the sub-standard road Normans Way 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 development will create additional vehicular reversing movements in close proximity to the road bend creating further traffic hazards to the detriment of highway safety and free flow of traffic on Normans Way;

In the absence of continuous pedestrian facilities leading to the site, the proposed development would create hazards to the safety of all highway users.

**Reason: 4** Insufficient details have been provided to discount the presence of unrecorded workings associated with the outcropping coal seam at the site. The Coal Mining Risk Assessment fails to demonstrate that the site is safe and stable without intrusive site investigation and any necessary further mitigation measures. Accordingly, the proposal is considered to be contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 07/12/2015 and 08/01/2016****Report for Development Control Planning Committee****Treforest****15/1285/01** Decision Date: 15/12/2015**Proposal:** Inflatable blimp advertisement to 60 metres above ground level.**Location:** TERRITORIAL ARMY CENTRE, NILE STREET, TREFOREST, PONTYPRIDD, CF37 1BW**Reason: 1** The proposed balloon advertisement, arising from its scale and height, would form an overly prominent and unsympathetic feature that would subsequently harm the visual amenity of the surrounding locality. The advertisement is therefore contrary to Policy AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed balloon advertisement 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 pedestrian and highway safety in the vicinity of the application site for the following reasons:

- i. The proposed advertisement will cause driver distraction to the detriment of highway safety of all highway users and free flow of traffic on the local and wider network.

**Tonyrefail West****15/1242/10** Decision Date: 09/12/2015**Proposal:** Replacement detached garage.**Location:** 113 CAER GWERLAS, TONYREFAIL, PORTH, CF39 8HU**Reason: 1** The proposed garage, by virtue of its prominent siting, design and poor relationship with the existing buildings has a detrimental impact on the character and appearance of the surrounding area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed garage would cause an obstruction to the detriment of highway safety contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Town (Llantrisant)****15/1399/10** Decision Date: 22/12/2015**Proposal:** Erect a steel portal framed Agricultural Building.**Location:** FARMHOUSE, PANTGLAS FARM, CAE PANTGLAS, YNYSMAERDY, PONTYCLUN, CF72 8GX**Reason: 1** The proposal would represent unjustified and inappropriate development within the countryside that, due to its scale, design and materials would have a detrimental impact on the rural character and appearance of the area contrary to Policies AW2, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 07/12/2015 and 08/01/2016**

**Report for Development Control Planning Committee**

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**Llanharan**

**15/1377/10** Decision Date: 07/01/2016

**Proposal:** Double storey side extension to converted barn with balcony, to house master suite, garage and gym/games room

**Location:** SWN Y BUARTH, ARGOED EDWIN, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9NG

**Reason: 1** The proposed extension would result in a substantial major external alteration of an existing building in the countryside, which is considered to be of architectural merit and would fail to preserve or enhance the character and appearance of the site. As such, the proposed development would be contrary to Policies CS2, AW 6, AW 7 and AW 9 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed development, due to its scale, form and design would not complement or enhance the original building and would be visually intrusive and detrimental to the rural character and appearance of the site and the surrounding area, which is designated as a Special Landscape Area. As such, the proposed development would be contrary to Policies SSA 23 and AW 5 of the Rhondda Cynon Taf Local Development Plan, paragraph 1.12 of Supplementary Planning Guidance: Design for Householder Development and paragraph 5.8.4 of Planning Policy Wales Technical Advice Note 12: Design.

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Total Number of Delegated decisions is 8

## Rhondda Cynon Taf County Borough Council Development Control Enforcement – December 2015

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### Cases

Received	18
Resolved	52
12 week target (70%)	52%
Complainant acknowledged	75%
Site visit	100%
Case priority	0 (Priority 1) 12 (Priority 2) 6 (Priority 3)

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### Source

Anonymous	3
Councillor	2
Internal/pro-active	5
Public	8
AM/MP	0

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### Type

Advert	0	Breach of condition	2
Engineering operations	1	TPO	0
Change of use	1	Not in accordance	2
Householder	5	Operational development	1
Listed Building	0	Untidy land	6

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### Resolution

Remedied	16
No breach	14
Not expedient	9

Planning application	8
Notice served	5

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

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**EN/14/00242**

Location: 103 Bryntirion, Mountain Ash  
Breach: Gabion baskets

Decision: Not expedient to action  
Reason: The gabion baskets range in height from 0.9m to 2.0m across the frontage of the site and have been faced in brick. The retaining structure is below road level and its impact on the streetscene is minimal.

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**EN/14/00488**

Location: Richard Tierney Dental, Aberdare  
Breach: UPVC windows.

Decision: Not expedient to action  
Reason: The existing timber windows were replaced with upvc windows of a similar design and it is not considered that the change in materials has an adverse impact on the character of the area.

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**EN/15/00076**

Location: 102 Bryntirion, Mountain Ash  
Breach: Canopy

Decision: Not expedient to action  
Reason: The canopy is of an acceptable scale, design and appearance within the residential setting of the area.

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**EN/12/00471**

Location: 17 Sovereign Gardens, Miskin, Pontyclun  
Breach: Garden extension

Decision: Not expedient to action  
Reason: The garden extension has a minimal impact on the character and appearance of the area due to the screening of an

established landscaped buffer along the adjacent public open space.

**EN/15/00354 & EN/15/00483**

Location: Ysgubor Fawr, Tir Y Gelli Farm, Ynysybwl  
Breach: Breach of Condition (drainage and passing bay)

Decision: Notice issued  
Reason: The development is in beneficial use without complying with the conditions.

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**EN/15/00316**

Location: 12 Bro Dawel, Pontyclun  
Breach: Boundary wall

Decision: Not expedient to action  
Reason: The wall has only been raised by 300mm which has no impact on the street scene or vehicular and pedestrian safety.

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**EN/15/00318**

Location: 10 Lanwern Road, Maesycoed  
Breach: Untidy garden

Decision: Notice issued  
Reason: The rear garden is severely overgrown with brambles to a height of 2m.

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**EN/15/00473**

Location: Building E2, Former Coed y Lan School, Pontypridd  
Breach: Untidy land

Decision: Notice issued  
Reason: The building is prominently sited and the condition of the roof (partially finished) has an adverse impact on the appearance of the area.

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**EN/15/00216**

Location: Rear lane at Well Place  
Breach: Hard standing

Decision: Not expedient to action  
Reason: There is sufficient space within the lane to allow vehicles to access and egress the hard standing in a forward gear and therefore does not impact on highway safety.

**EN/15/00253**

Location: Ty Coed, 15 Heol Faenor  
Breach: Outbuilding

Decision: Not expedient to action  
Reason: The scale, design and external appearance of the building is in keeping with the locality and is easily accommodated on site. There would be no loss of light or no overbearing impact upon the neighbouring properties.

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**EN/15/00412**

Location: 16 Clas y Ddwewen  
Breach: Retaining wall

Decision: Not expedient to action  
Reason: The scale, design and external appearance of the wall is in keeping with the locality, without detracting from the amenity of neighbouring properties and the structural integrity of the wall has been approved by the council's engineer.

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**EN/15/00173**

Location: New dwelling, Gwawr Street, Aberaman  
Breach: Breach of condition (vehicular footway crossing)

Decision: Notice issued  
Reason: The dwelling has been constructed without the footpath being implemented.

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**EN/13/00447**

Location: 4 Gordon Villas, Cwmbach Road, Abernant  
Breach: Carport

Decision: Not expedient to action

Reason: The carport is of a design and scale which is residential in its nature and considered to be visually acceptable in the rear lane setting.

**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**

**21 JANUARY 2016**

**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**