

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

**DEVELOPMENT CONTROL  
COMMITTEE  
18 FEBRUARY 2016**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

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

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 25/01/2016 and 05/02/2016.

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.

**(Committee 18/02/16)**  
**APPEALS RECEIVED**

**APPLICATION NO:** 15/0795/10 (HL)  
**APPEAL REF:** A/15/3141327  
**APPLICANT:** Miss Hughson-Smith  
**DEVELOPMENT:** Second Floor Extension to existing workshop and garage to create annex accommodation to the main house.  
**LOCATION:** TY GWYN PSYCHOLOGICAL CENTRE, LAND TO THE WEST OF SEATON STREET, PONTYPRIDD, CF37 1JA  
**APPEAL RECEIVED:** 23/12/2015  
**APPEAL START DATE:** [11/01/2016](#)

**APPLICATION NO:** 15/0116/10 (KL)  
**APPEAL REF:** A/15/3129612  
**APPLICANT:** Mr C Hughes  
**DEVELOPMENT:** Removal of an existing hedge, relocation of boundary wall and creation of new drop kerb and extended driveway. (Amended plans received 08/03/15)  
**LOCATION:** TYLACOCK BUNGALOW, TYLA COCH, LLANHARRY, PONTYCLUN, CF72 9LR  
**APPEAL RECEIVED:** 09/07/2015  
**APPEAL START DATE:** [11/01/2016](#)

**APPLICATION NO:** EN/14/00405 (JCW)  
**APPEAL REF:** C/15/3139709  
**APPLICANT:** Ms E Jones  
**DEVELOPMENT:** Operating a cattery from dwelling & erection of cat run in rear garden  
**LOCATION:** Glyndwr, Darren-ddu Road, Glyncoch  
**APPEAL RECEIVED:** 02/12/2015  
**APPEAL START DATE:** [21/01/2016](#)

**APPLICATION NO:** 15/1197/10 (CPU)  
**APPEAL REF:** A/15/3140453  
**APPLICANT:** Mr J Horsnell  
**DEVELOPMENT:** Build up existing side annexe walls and provide roof over to create utility room.  
**LOCATION:** VALLEY VIEW, AYRON STREET, FERNDAL, CF43 4HY  
**APPEAL RECEIVED:** 30/12/2015  
**APPEAL START DATE:** [28/01/2016](#)

**APPEAL DECISIONS 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  
**DECIDED:** 30/09/2015  
**DECISION:** Refused  
**APPEAL RECEIVED:** 14/10/2015  
**APPEAL DECIDED:** 22/01/2016  
**APPEAL DECISION:** Dismissed

**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  
**DECIDED:** 23/07/2015  
**DECISION:** Refused  
**APPEAL RECEIVED:** 23/09/2015  
**APPEAL DECIDED:** 22/01/2016  
**APPEAL DECISION:** Allowed with Conditions

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: 25/01/2016 and 05/02/2016****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****15/0618/13** Decision Date: 25/01/2016**Proposal:** Construction of a 3 bedroom detached house (Amended plan received)**Location:** LAND ADJACENT TO NANT Y DERI, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP**15/1539/10** Decision Date: 27/01/2016**Proposal:** Storm porch to front.**Location:** 75 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ**Aberdare East****15/1450/10** Decision Date: 25/01/2016**Proposal:** Change of use from A1 retail shop to A3 café/hot food takeaway and delicatessen (Retrospective).**Location:** 46 COMMERCIAL STREET, ABERDARE, CF44 7RW**Penrhiwceiber****15/1598/10** Decision Date: 02/02/2016**Proposal:** Proposed 2nd storey bedroom extension.**Location:** BANK, 57 RHEOLA STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TB**Aberaman North****15/1583/09** Decision Date: 02/02/2016**Proposal:** Application for Certificate of Lawfulness for a Proposed Development – Use of dwelling as a single unit holiday home.**Location:** 266 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RD**Ystrad****15/1491/10** Decision Date: 29/01/2016**Proposal:** Change of use from osteopathic clinic to one bedroom flat.**Location:** 120 WILLIAM STREET, YSTRAD, PENTRE**Llwynypia****15/1064/10** Decision Date: 26/01/2016**Proposal:** Proposed erection of a garage at the side of No.16 Inverleith Terrace. (Amended Plans received 21/01/16)**Location:** 16 INVERLEITH TERRACE, LLWYNYPIA, TONYPANDY, CF40 2EX

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 25/01/2016 and 05/02/2016****Report for Development Control Planning Committee****Cilfynydd**

- 15/1505/10** Decision Date: 29/01/2016  
**Proposal:** Change of use from garden shed to dog grooming business.  
**Location:** 89 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NG

**Ffynon Taf**

- 15/1477/10** Decision Date: 25/01/2016  
**Proposal:** Single storey side extension and replacement of existing single storey rear extension.  
**Location:** 101 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SU

- 15/1571/10** Decision Date: 03/02/2016  
**Proposal:** Demolition of existing shed, and construction of garage with recreational area towards the rear, and overhead storage in loft space.  
**Location:** 2 THREE LOCKS COTTAGES, GLAN-Y-LLYN, TAFFS WELL, CARDIFF, CF15 7PZ

**Llantwit Fardre**

- 15/1493/10** Decision Date: 05/02/2016  
**Proposal:** Single storey rear extension and dormer loft conversion.  
**Location:** 24 FFORDD-Y-CAPEL, EFAIL ISAF, PONTYPRIDD, CF38 1AP

**Tonteg**

- 15/1545/10** Decision Date: 26/01/2016  
**Proposal:** Single storey extension  
**Location:** LONGHOPE, 1 SALEM LANE, CHURCH VILLAGE, PONTYPRIDD, CF38 1PT

- 15/1549/08** Decision Date: 26/01/2016  
**Proposal:** Signage placed on roundabout at exits.  
**Location:** POWER STATION HILL ROUNDABOUT, TONTEG

- 15/1585/10** Decision Date: 02/02/2016  
**Proposal:** Double storey extension on the side of the property.  
**Location:** 4 FFORDD GERDINAN, TONTEG, PONTYPRIDD, CF38 1ER

- 15/1603/10** Decision Date: 03/02/2016  
**Proposal:** First floor extension over existing garage with internal remodelling to form additional bedroom with en-suite and larger kitchen. Front of garage extended at ground floor to match front of porch and neighbouring  
**Location:** 8 RUTHIN WAY, TONTEG, PONTYPRIDD, CF38 1TF

Development Control Committee Agenda - 18 February 2016

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions (Permissions) between: 25/01/2016 and 05/02/2016**  
**Report for Development Control Planning Committee**

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**Tonyrefail West**

**15/1595/10** Decision Date: 02/02/2016  
**Proposal:** Orangery style conservatory to rear of dwelling.  
**Location:** 10 CEDAR WAY, TONYREFAIL, PORTH, CF39 8JN

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**Beddau**

**15/1533/09** Decision Date: 26/01/2016  
**Proposal:** Certificate of Lawful Development for proposed single storey rear extension.  
**Location:** 42 MILTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2TN

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**Town (Llantrisant)**

**15/0785/10** Decision Date: 25/01/2016  
**Proposal:** Feather edge fencing to 2.4 metres.  
**Location:** BROOKFIELD HOUSE, CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8PR

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**15/1600/31** Decision Date: 28/01/2016  
**Proposal:** The direct replacement of 3 no. antennas and 3 no. MHAs with new antenna and MHA units, and the installation of 3 no. additional MHAs, 1 no. SAMO equipment cabinet, support bracketry, feeder cables and  
**Location:** EAST CAERLAN FARM STATION, LLANTRISANT, PONTYCLUN, CF72 8BY

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**Talbot Green**

**15/1550/08** Decision Date: 26/01/2016  
**Proposal:** Signs placed on roundabout adjacent to exits  
**Location:** TALBOT GREEN BYPASS ROUNDABOUT, TALBOT GREEN

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**15/1553/08** Decision Date: 26/01/2016  
**Proposal:** Sign fixed to the ground with poles at points adjacent to roundabout exits  
**Location:** NEWPARK DISTRICT SHOPPING CENTRE ROUNDABOUT, TALBOT GREEN

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**Llanharry**

**15/1400/09** Decision Date: 04/02/2016  
**Proposal:** Conversion of existing building and land to a single dwellinghouse (C3).  
**Location:** FIR TREE HOLLOW, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD

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**15/1567/08** Decision Date: 26/01/2016  
**Proposal:** Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.  
**Location:** BRIDGEND ROAD TO COEDCAE LANE ROUNDABOUT, A473 TALBOT GREEN, LLANHARAN

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

## Development Control : Delegated Decisions (Permissions) between: 25/01/2016 and 05/02/2016

### Report for Development Control Planning Committee

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<b>Llanharan</b>
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**15/1558/08**

Decision Date: 26/01/2016

**Proposal:**

Roundabout advertising signage. Sign fixed to the ground with poles at points adjacent to roundabout exits.

**Location:**

COEDCAE LANE ROUNDABOUT, A473 TALBOT GREEN, LLANHARAN

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Total Number of Delegated decisions is 24

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 25/01/2016 and 05/02/2016****Report for Development Control Planning Committee****Penrhiwceiber****15/1524/13** Decision Date: 04/02/2016**Proposal:** Reuse of former back gardens and unregistered land to provide 3 no. 2B/6P terraced houses and an improved right of way.**Location:** LAND TO REAR OF HOLLY ROW, HAWTHORN TERRACE, PERTHCELYN, MOUNTAIN ASH, CF45 3LX**Reason: 1** The development would be an over intensive form of development that does not relate well to the surrounding residential character and would have a detrimental visual impact on the character of the site and the area as a whole. 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 an unacceptable loss of amenity by virtue of its close proximity and elevated position in relation to neighbouring properties and would result in an overbearing impact, loss of sunlight and a loss of privacy. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** The development would have a detrimental impact on the path of the public right of way. As such the development would be contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.**Trealaw****15/0782/10** Decision Date: 05/02/2016**Proposal:** One residential dwelling (4 Bed).**Location:** LAND LYING TO THE WEST OF YNYSCYNON ROAD, TREALAW, TONYPANDY, CF40 2LL**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 use of the sub-standard rear lane as a primary means of access would lead to unacceptable highway safety concerns to the detriment of safety of all highway users.

The proposed access lane is sub-standard in terms of width for safe two-way vehicular movement, visibility at its junctions, forward visibility, lack of segregated footway facilities, sub-standard turning area structural integrity to provide for a primary means of access leading to major highway safety concerns to the detriment of safety of all highway users and free flow of traffic.

Highway improvements would require third party land and therefore deliverability cannot be guaranteed.

Total Number of Delegated decisions is 2



## Rhondda Cynon Taf County Borough Council

### Development Control Enforcement – January 2016

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#### Cases

Received	33
Resolved	36
12 week target (70%)	67%
Complainant acknowledged	96%
Site visit	76%
Case priority	0 (Priority 1) 17 (Priority 2) 16 (Priority 3)

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#### Source

Anonymous	2
Councillor	3
Internal/pro-active	4
Public	23
AM/MP	1

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#### Type

Advert	1	Breach of condition	5
Engineering operations	4	TPO	0
Change of use	2	Not in accordance	1
Householder	13	Operational development	5
Listed Building	0	Untidy land	2

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#### Resolution

Remedied	11
No breach	15
Not expedient	2
Planning application	5
Notice served	3

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Rhondda Cynon Taf County Borough Council  
Development Control Enforcement – Delegated decisions  
(January 2016)

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**EN/14/00108**

Location: Plasmarl, Cwmynysminton Road, Llwydcoed  
Breach: Raised garden levels

Decision: Not expedient to action  
Reason: The re-profiling works consisted of increasing a section of the rear garden by approximately 1m. The existing levels overlooked the neighbouring property and the increase does not exacerbate this.

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**EN/14/00491**

Location: Land adjacent to 25 Jestyn Street, Porth  
Breach: Untidy land

Decision: Notice issued  
Reason: The land is severely overgrown with brambles which have an adverse impact on the amenity of the residential area.

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**EN/15/00302**

Location: 18 Graigwen Road, Pontypridd  
Breach: Breach of Condition (vehicular crossover)

Decision: Notice issued  
Reason: The development is in use without the crossover being implemented and is therefore detrimental to highway safety.

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**EN/12/00366**

Location: Land rear of 36-39 North Road, Ferndale  
Breach: Breach of Condition (drainage)

Decision: Notice issued  
Reason: Works have commenced without the necessary details being agreed.

**EN/15/00442**

Location: Land opposite the Black Lion, Monk Street, Aberdare  
Breach: Advertisement

Decision: Not expedient  
Reason: The advert is not considered to have an adverse affect on the character or appearance of the building or the Conservation Area.

**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 FEBRUARY 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**