

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017**

**DEVELOPMENT CONTROL  
COMMITTEE  
15 SEPTEMBER 2016**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 7</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 08/08/2016 and 02/09/2016.

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 15/09/16)**  
**APPEALS RECEIVED**

**APPLICATION NO:** 16/0011/10 (BJW)  
**APPEAL REF:** A/16/3155092  
**APPLICANT:** Mr A Cavell  
**DEVELOPMENT:** Proposed erection of a detached dormer bungalow (Re-submission of 14/1617)  
**LOCATION:** LAND OFF COLLENNA ROAD, TONYREFAIL, PORTH  
**APPEAL RECEIVED:** 23/07/2016  
**APPEAL START DATE:** [17/08/2016](#)

**APPLICATION NO:** 16/0501/10 (BJW)  
**APPEAL REF:** A/16/3155219  
**APPLICANT:** Mr Boston  
**DEVELOPMENT:** Demolition of existing dwelling and construction of replacement dwelling.  
**LOCATION:** FIR TREE HOLLOW, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD  
**APPEAL RECEIVED:** 26/07/2016  
**APPEAL START DATE:** [17/08/2016](#)

**APPLICATION NO:** 16/0371/10 (PB)  
**APPEAL REF:** A/16/3155991  
**APPLICANT:** Mr M Powell  
**DEVELOPMENT:** Change of use application from C3 to C4 use class.  
**LOCATION:** 2 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1SR  
**APPEAL RECEIVED:** 06/08/2016  
**APPEAL START DATE:** [18/08/2016](#)

**APPLICATION NO:** 16/0370/10 (PB)  
**APPEAL REF:** A/16/3155992  
**APPLICANT:** Mr M Powell  
**DEVELOPMENT:** Change of use application from C3 to C4 use class.  
**LOCATION:** 16 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1SR  
**APPEAL RECEIVED:** 06/08/2016  
**APPEAL START DATE:** [23/08/2016](#)

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 16/0416/10 (KL)  
**APPEAL REF:** D/16/3153553  
**APPLICANT:** Mr M Gazzì  
**DEVELOPMENT:** Re-submission: Demolish existing garden shed and build new domestic garage.  
**LOCATION:** 22 THE PARADE, FERNDAL, CF43 4SU  
**DECIDED:** 30/06/2016  
**DECISION:** Refused  
**APPEAL RECEIVED:** 30/06/2016  
**APPEAL DECIDED:** 16/08/2016  
**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: 08/08/2016 and 02/09/2016****Report for Development Control Planning Committee****Hirwaun****16/0114/10**

Decision Date: 11/08/2016

**Proposal:**

Detached dwelling with double garage.

**Location:**

LAND OPPOSITE 4 BUTE PLACE, HIRWAUN, ABERDARE, CF44 9SH

**Aberdare West/Llwydcoed****16/0698/10**

Decision Date: 09/08/2016

**Proposal:**

Change of use from disused hall to dwelling together with alterations and refurbishment (Resubmission)

**Location:**

FORMER PENTWYN GOSPEL HALL, ALMA STREET, TRECYNON, ABERDARE, CF44 8NT

**16/0850/10**

Decision Date: 02/09/2016

**Proposal:**

Proposed 2 storey extension.

**Location:**

26 MOUNT PLEASANT STREET, TRECYNON, ABERDARE, CF44 8NF

**16/0862/10**

Decision Date: 02/09/2016

**Proposal:**

Demolition of garage and two-storey rear extension

**Location:**

2 KINGSBURY COURT, LLWYDCOED, ABERDARE, CF44 0YN

**16/0876/10**

Decision Date: 02/09/2016

**Proposal:**

Single storey bathroom extension to rear of property.

**Location:**

88 CEMETERY ROAD, TRECYNON, ABERDARE, CF44 8HG

**Aberdare East****16/0691/10**

Decision Date: 02/09/2016

**Proposal:**

First floor extension over existing kitchen / bathroom space to provide additional bedroom space. No change to existing footprint of property.

**Location:**

53 DEAN STREET, ABERDARE, CF44 7BN

**16/0767/09**

Decision Date: 17/08/2016

**Proposal:**

Single storey lean to annexe to rear.

**Location:**

14 PLASDRAW PLACE, ABERNANT, ABERDARE, CF44 0NS

**Mountain Ash West****16/0575/10**

Decision Date: 30/08/2016

**Proposal:**

Change of use from A1 retail store to A2 estate agents including new shop front and general refurbishment of elevations. (Amended description received 20/07/16).

**Location:**

22 OXFORD STREET, MOUNTAIN ASH, CF45 3PL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016**

**Report for Development Control Planning Committee**

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**Aberaman North**

**16/0854/10**

Decision Date: 02/09/2016

**Proposal:**

Building on top of existing single storey extension for two bedrooms.

**Location:**

6 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ

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**Aberaman South**

**16/0629/10**

Decision Date: 02/09/2016

**Proposal:**

First floor extension built on top of existing garage footprint, new external envelope overcladding and windows  
New driveway.

**Location:**

13 HEOL Y GELLI, GODREAMAN, ABERDARE, CF44 6LN

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016****Report for Development Control Planning Committee****Treherbert**

**16/0580/10** Decision Date: 15/08/2016  
**Proposal:** Retention of rebuilding of former garage together with timber decking to rear garden.  
**Location:** 16 STATION STREET, TREHERBERT, TREORCHY, CF42 5HT

**16/0656/10** Decision Date: 09/08/2016  
**Proposal:** Single storey extension to house disabled facilities shower room.  
**Location:** 71 MISKIN STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5LR

**Treorchy**

**16/0685/10** Decision Date: 15/08/2016  
**Proposal:** Extension to Kitchen and Conservatory  
**Location:** 24 TREASURE STREET, TREORCHY, CF42 6TH

**16/0706/10** Decision Date: 26/08/2016  
**Proposal:** Proposed first floor rear extension.  
**Location:** CWMPARC COMMUNITY WELFARE ASSOCIATION, PARK ROAD, CWMPARC, TREORCHY, CF42 6LD

**16/0745/10** Decision Date: 02/09/2016  
**Proposal:** Change of use of ground and first floors from A1 (Retail) to A2 (Financial & Professional Service).  
**Location:** GREGGS, 218 HIGH STREET, TREORCHY, CF42 6AS

**16/0781/09** Decision Date: 17/08/2016  
**Proposal:** Single storey extension to rear with orangery roof  
**Location:** 15 RAILWAY TERRACE, CWMPARC, TREORCHY, CF42 6LW

**Ystrad**

**16/0331/10** Decision Date: 30/08/2016  
**Proposal:** Proposed two storey rear extension.  
**Location:** 21 MILL STREET, YSTRAD, PENTRE, CF41 7SQ

**Tonypandy**

**16/0573/10** Decision Date: 23/08/2016  
**Proposal:** Change of use of Unit 2 Crown Buildings, Tonypandy from A1 (retail) to A2 Insurance Company office use.  
**Location:** YOUR PETS WAREHOUSE, RIVER VIEW, TONYPANDY, CF40 1QF

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016****Report for Development Control Planning Committee****Penygraig****16/0574/10** Decision Date: 30/08/2016**Proposal:** First floor rear extension.**Location:** 76 AMOS HILL, PENYGRAIG, TONYPANDY, CF40 1PP**16/0746/01** Decision Date: 01/09/2016**Proposal:** Aluminium tray panel internally illuminated.**Location:** PENYGRAIG HEALTH CENTRE, GEORGE STREET, PENYGRAIG, TONYPANDY, CF40 1QN**16/0772/10** Decision Date: 02/09/2016**Proposal:** Proposed two storey rear kitchen / bedroom extension**Location:** 15 ALFRED STREET, WILLIAMSTOWN, TONYPANDY, CF40 1PD**Porth****15/1007/10** Decision Date: 16/08/2016**Proposal:** Erection of a detached dwelling with off street parking**Location:** LAND ADJACENT JESTYN STREET, PORTH, CF39 0DN**16/0568/10** Decision Date: 15/08/2016**Proposal:** 2 Storey Kitchen & Bedroom Extension and Loft Conversion.**Location:** 24 GRAWEN STREET, PORTH, CF39 0BU**16/0704/01** Decision Date: 16/08/2016**Proposal:** Retention of illuminated ATM signage.**Location:** BARGAIN BOOZE, 59-60 HANNAH STREET, PORTH, CF39 9RA**16/0730/10** Decision Date: 10/08/2016**Proposal:** The retention of an ATM installed through the existing glazing to the far right hand side of the shop front. Replacing part of the existing glazing with a composite security panel powder coated red to match the shop**Location:** BARGAIN BOOZE, 59-60 HANNAH STREET, PORTH, CF39 9RA**Cymmer****16/0811/10** Decision Date: 02/09/2016**Proposal:** Two storey extension to front of property to form part of kitchen and two bedrooms to first floor. two storey side extension to form bathroom and shower room on ground and first floor. The property is also being completely**Location:** 14 TO 17 SCHOOL STREET, CYMMER, PORTH, CF39 9AN



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016****Report for Development Control Planning Committee****Ynyshir****16/0610/10**

Decision Date: 10/08/2016

**Proposal:**

Change of use from retail to hot food takeaway, including conversion of existing store to retail unit and extension of both units with a single storey rear extension. (Amended description received 17/06/16)

**Location:**

93 - 95 YNYSHIR ROAD, YNYSHIR, PORTH, CF39 0EN

**Ferndale****16/0863/30**

Decision Date: 26/08/2016

**Proposal:**

New road constructed by cut and fill using principles contained within the forestry civil engineering handbook (see planning statement)

**Location:**

ST GWYNNO FOREST, BLAENLLECHAU

**Glyncoch****16/0563/10**

Decision Date: 17/08/2016

**Proposal:**

Retention of an existing garden shed/store

**Location:**

19 CEFN CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3PR

**Town (Pontypridd)****16/0498/10**

Decision Date: 26/08/2016

**Proposal:**

Install TV aerial onto the side elevation of the building.

**Location:**

VODAFONE LTD, 6 TAFF STREET, PONTYPRIDD, CF37 4UL

**16/0529/10**

Decision Date: 26/08/2016

**Proposal:**

Provision of new shopfront and windows

**Location:**

AREA 37, 59 TAFF STREET, PONTYPRIDD, CF37 4TD

**16/0601/10**

Decision Date: 08/08/2016

**Proposal:**

Proposed 1 no. outdoor AC condensing unit at ground floor level and 1 no. extract at basement level.

**Location:**

SPECSAVERS OPTICIANS PUBLIC DEFENDER SERVICE, 65-66 TAFF STREET, PONTYPRIDD, CF37 4TD

**Rhondda****16/0484/10**

Decision Date: 30/08/2016

**Proposal:**

Change Of Use &amp; Refurbishment Of Existing Outbuilding. The proposal will see an existing out building currently being used as storage being refurbished and used as a games room &amp; tv room.

**Location:**

RHIW YR UCHAIN FARM, HAFOD LANE, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2PH

**16/0647/10**

Decision Date: 17/08/2016

**Proposal:**

Change of use from a residential dwelling (Class C3) to Guest house (Class C1).

**Location:**

41 TREHAFOD ROAD, PONTYPRIDD, CF37 2LR

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016****Report for Development Control Planning Committee****Treforest****16/0898/23**

Decision Date: 16/08/2016

**Proposal:**

Prior approval for the demolition of part of Ty Brecon Block B

**Location:**

B BLOCK, UNIVERSITY OF SOUTH WALES, LLANTWIT ROAD, TREFOREST, PONTYPRIDD, CF37 1TR

**Hawthorn****16/0586/01**

Decision Date: 15/08/2016

**Proposal:**

Double sided non-illuminated totem sign.

**Location:**

LAND OUTSIDE OF UNITS C5 AND C6 , MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UD

**16/0619/10**

Decision Date: 11/08/2016

**Proposal:**

Proposed new indoor swimming pool together with changing facilities and plant room with single storey enclosure building.

**Location:**

TYNEWYDD PENYGROES, EGLWYSILAN ROAD, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7UU

**16/0714/01**

Decision Date: 24/08/2016

**Proposal:**

Replacement like-for-like and new signage, to comprise of 3 x internally illuminated fascia signs.

**Location:**

UNIT 1B PETS AT HOME, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

**16/0765/10**

Decision Date: 24/08/2016

**Proposal:**

Two storey and single storey side extension.

**Location:**

38 CEIRIOG CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5PH

**16/0774/10**

Decision Date: 02/09/2016

**Proposal:**

Demolition of garage, two storey extension to side and part rear, new porch.

**Location:**

26 HEOL TYMAEN, UPPER BOAT, PONTYPRIDD, CF37 5AJ

**Ffynon Taf****16/0180/10**

Decision Date: 02/09/2016

**Proposal:**

Alterations to existing residential unit to include subdivision to 2 flats incorporating existing residual office space (Amended site plans received 14th March 2016).

**Location:**

64 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016****Report for Development Control Planning Committee****Llantwit Fardre**

<b>15/1508/15</b>	Decision Date: 25/08/2016
<b>Proposal:</b>	Extend consent for a further 5 years of planning permission 12/0750/13 for one dwelling (Coal Mining Risk Assessment received 08/07/16).
<b>Location:</b>	FFRWD PHILIP FARM, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AR
<b>16/0579/10</b>	Decision Date: 15/08/2016
<b>Proposal:</b>	Erect a storm porch to the front elevation.
<b>Location:</b>	11 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ
<b>16/0637/10</b>	Decision Date: 31/08/2016
<b>Proposal:</b>	Change of use of existing bungalow to an Outreach Gospel Hall.
<b>Location:</b>	DOL YR ERW, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NB
<b>16/0789/10</b>	Decision Date: 02/09/2016
<b>Proposal:</b>	Erect conservatory to the rear elevation.
<b>Location:</b>	13 HEOL-Y-MAES, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EZ
<b>16/0806/10</b>	Decision Date: 02/09/2016
<b>Proposal:</b>	Single storey domestic extension to rear of property.
<b>Location:</b>	17 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA
<b>16/0816/10</b>	Decision Date: 02/09/2016
<b>Proposal:</b>	Garage conversion and ground floor extension to rear of property.
<b>Location:</b>	2 LANCASTER DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NS

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016****Report for Development Control Planning Committee****Church Village**

**16/0418/10** Decision Date: 02/09/2016  
**Proposal:** Demolition of conservatory and construction of rear single storey extension.(Description amended and revised plans received 8/8/16)  
**Location:** 29 THE PADDOCKS, CHURCH VILLAGE, PONTYPRIDD, CF38 1TL

**16/0560/10** Decision Date: 09/08/2016  
**Proposal:** Proposed single storey lounge extension to rear.  
**Location:** 4 TY TWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 1UJ

**16/0589/10** Decision Date: 17/08/2016  
**Proposal:** Two storey side extension to side of property and attic conversion.  
**Location:** 3 CAE CADNO, CHURCH VILLAGE, PONTYPRIDD, CF38 1UL

**16/0769/10** Decision Date: 24/08/2016  
**Proposal:** Single storey rear extension and detached garage.  
**Location:** 30 STATION ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1AH

**16/0869/10** Decision Date: 02/09/2016  
**Proposal:** Single storey extension with a mono pitch roof, replacing existing conservatory.  
**Location:** 4 ALLT Y WIWER, CHURCH VILLAGE, PONTYPRIDD, CF38 1BF

**16/0885/10** Decision Date: 02/09/2016  
**Proposal:** Conversion of garage to kitchen and single storey side extension  
**Location:** 5 LON Y CADNO, CHURCH VILLAGE, PONTYPRIDD, CF38 2BQ

**Gilfach Goch**

**16/0724/10** Decision Date: 30/08/2016  
**Proposal:** Two storey rear extension.  
**Location:** 28 ALFRED STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8TL

**Tonyrefail West**

**16/0570/10** Decision Date: 09/08/2016  
**Proposal:** Demolition of existing rear extension single storey and construction of new larger version.  
**Location:** 51 GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HH

# **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

## **Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016**

### **Report for Development Control Planning Committee**

#### **Tonyrefail East**

**16/0572/10**                      Decision Date:    16/08/2016  
**Proposal:**                  Proposed retrospective planning application for a single storey orangery at the rear.  
**Location:**                30 CAPEL FARM, TONYREFAIL, PORTH, CF39 8AD

**16/0668/10**                      Decision Date:    26/08/2016  
**Proposal:**                  Replacement of existing shopfront.  
**Location:**                42 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

**16/0705/10**                      Decision Date:    16/08/2016  
**Proposal:**                  Construction of a single storey extension together with all associated drainage & external works.  
**Location:**                46 CAPEL FARM, TONYREFAIL, PORTH, CF39 8AD

#### **Beddau**

**16/0001/10**                      Decision Date:    16/08/2016  
**Proposal:**                  Two storey extension to existing farmhouse.  
**Location:**                PEN Y GARN FARM, ROAD TO CASTELLAU FAWR FARM, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

#### **Town (Llantrisant)**

**16/0675/10**                      Decision Date:    17/08/2016  
**Proposal:**                  Two storey side extension and single storey rear extension  
**Location:**                25 CAE GARW, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TQ

**16/0742/10**                      Decision Date:    15/08/2016  
**Proposal:**                  Change of use of land from B1/B2/B8 to a Sui Generis use for coach parking.  
**Location:**                SOGEFI FILTRATION LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 08/08/2016 and 02/09/2016****Report for Development Control Planning Committee****Llanharry****16/0424/10** Decision Date: 08/08/2016**Proposal:** New Agricultural storage shed.**Location:** GLEBE HOUSE, ROAD TO COED Y WIW, LLANHARRY, PONTYCLUN, CF72 9LH**16/0480/10** Decision Date: 23/08/2016**Proposal:** Erection of a four bay wooden shed. (Storage/restoration of fairground vintage equipment and vehicles).**Location:** BUNGALOW, BAILEY BRIDGE YARD, STATION TERRACE, PONTYCLUN, CF72 9ES**16/0528/10** Decision Date: 16/08/2016**Proposal:** Proposed change of B1/B2/B8 unit to mixed A1 shop, B1 offices, B2 General Industrial and B8 storage and distribution. (Amended description and plans received 07/07/16).**Location:** UNIT 6C1, HEPWORTH BUSINESS PARK, TALBOT GREEN, PONTYCLUN, CF72 9FQ**16/0695/10** Decision Date: 09/08/2016**Proposal:** Single storey rear extension and detached residential domestic garage.**Location:** 42 TREM Y GARTH, LLANHARRY, PONTYCLUN, CF72 9NL**Llanharan****15/0904/09** Decision Date: 23/08/2016**Proposal:** Certificate of Lawful Use for the construction of a residential bungalow without complying with planning permission 99/2375 for an agricultural workers dwelling (Amended description 03/12/15)**Location:** TY UCHAF, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QS**16/0713/09** Decision Date: 17/08/2016**Proposal:** Certificate of Lawful Development for single storey rear extension.**Location:** 5 ST JAMES MEWS, LLANHARAN, PONTYCLUN, CF72 9UF**Brynna****16/0338/10** Decision Date: 09/08/2016**Proposal:** Two storey side extension.**Location:** 4 CLOS ALUN, BRYNNA, PONTYCLUN, CF72 9SR**16/0567/09** Decision Date: 09/08/2016**Proposal:** Certificate of Lawful Development for a single storey rear extension**Location:** 54 LONYDD GLAS, LLANHARAN, PONTYCLUN, CF72 9FZ

Total Number of Delegated decisions is 69

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 08/08/2016 and 02/09/2016**

**Report for Development Control Planning Committee**

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**Treorchy**

**16/0518/10** Decision Date: 24/08/2016

**Proposal:** Proposal to erect a new timber deck structure at the rear elevation of the property. The deck is to be constructed to accommodate recently installed bifold doors that are installed at the rear of the property.

**Location:** 60 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

**Reason: 1** The proposed decking, by virtue of its siting, scale and height, represents an incongruous and un-neighbourly form of development which would have a detrimental impact upon the residential amenity and privacy of surrounding neighbouring properties. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Tonteg**

**16/0717/10** Decision Date: 02/09/2016

**Proposal:** Change of use from A1 TO A3.

**Location:** UNIT 7 CARDIGAN CLOSE, TONTEG, PONTYPRIDD, CF38 1LB

**Reason: 1** The proposed take away use would be detrimental to the amenities of nearby residential properties by reasons of increased noise and disturbance. As such it is contrary to Policies AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The development would have a detrimental impact upon highway safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason:

The proposed development would result in additional traffic along the surrounding residential streets to the detriment of safety of all highway users and free flow of traffic.

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Total Number of Delegated decisions is 2

## Rhondda Cynon Taf County Borough Council

### Development Control Enforcement – August 2016

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#### Cases

Received	52
Resolved	36
12 week target (70%)	86%
Complainant acknowledged	85%
Site visit	90%
Case priority	1 (Priority 1) 27 (Priority 2) 24 (Priority 3)

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#### Source

Anonymous	5
Councillor	11
Internal/pro-active	3
Public	33
AM/MP	0

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#### Type

Advert	0	Breach of condition	2
Engineering operations	2	TPO	0
Change of use	11	Not in accordance	5
Householder	20	Operational development	2
Listed Building	1	Untidy land	12

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#### Resolution

Remedied	6
No breach	18
Not expedient	1
Planning application	6
Notice served	5

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

**EN/15/00309**

Location: 101 High Street, Cymmer, Porth

Breach: Untidy Land

Decision: Section 215 Notice issued

Reason: The unkempt and overgrown condition of the front and rear garden has an adverse impact on the amenity of the area.

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**EN/16/00094**

Location: 34 Craig Y Darren, Cwmdare, Aberdare

Breach: Hardstanding

Decision: Not expedient to take any further action

Reason: The hard surface has been provided to cater for off road car parking and it is not considered that the material used in the surface of the parking area detracts from the amenity of the area

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**EN/16/00148**

Location: Land at William Street, Ystrad

Breach: Untidy Land

Decision: Section 215 Notice issued

Reason: The condition of the land resultant from the litter, inert building waste materials, tyres, timber and fencing that has been deposited has an adverse impact on the amenity of the area.

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**EN/16/00207**

Location: 10 Lanwern Road, Maesycoed

Breach: Untidy Land

Decision: Section 215 Notice issued

Reason: The unkempt and overgrown condition of the front and rear garden has an adverse impact on the amenity of the area

**EN/16/00284**

Location: Land at Gwern Heulog, Coedely, Tonyrefail

Breach: Breach of Condition - 11/1001 (Delivery Times)

Decision: Breach of Condition Notice issued

Reason: Deliveries taking place prior to the permitted times has a detrimental impact on pedestrian and highway safety in the residential estate.

**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**

**15 SEPTEMBER 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**