

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017:**

**DEVELOPMENT CONTROL  
COMMITTEE  
20 APRIL 2017**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 5</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 27/03/2017 and 07/04/2017.

Planning and Enforcement Appeals Decisions Received.  
Delegated Decisions Approvals and Refusals with reasons.  
Overview of Enforcement Cases.  
No Enforcement Delegated Decisions.

**2. RECOMMENDATION**

That Members note the information.

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**APPEAL DECISIONS RECEIVED**  
**(Committee 06/04/17)**

**APPLICATION NO:** 16/0988/10  
**APPEAL REF:** A/16/3163887  
**APPLICANT:** Mr A Palmer  
**DEVELOPMENT:** Holiday Chalet on site of disused barn - part of previous Glyn Taf Farmyard.  
**LOCATION:** LAND TO SOUTH OF GLYN TAF FARMHOUSE, GLYNTAFF, PONTYPRIDD  
**DECIDED:** 01/11/2016  
**DECISION:** Refused  
**APPEAL RECEIVED:** 23/11/2016  
**APPEAL DECIDED:** 28/03/2017  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 16/0929/10  
**APPEAL REF:** A/16/3164845  
**APPLICANT:** Mr S Holder  
**DEVELOPMENT:** Car Park for 8 staff cars in connection with Steve's Scaffolding business (retrospective).  
**LOCATION:** STEVES SCAFFOLDING, ABERCYNON ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4LY  
**DECIDED:** 17/11/2016  
**DECISION:** Refused  
**APPEAL RECEIVED:** 08/12/2016  
**APPEAL DECIDED:** 31/03/2017  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 16/0419/10  
**APPEAL REF:** A/16/3164602  
**APPLICANT:** Mr A Turner  
**DEVELOPMENT:** Refurbishment of public house for provision of two additional flats (re-submission).  
**LOCATION:** ROYAL OAK INN, MORGAN ROW, CWMBACH, ABERDARE, CF44 0DU  
**DECIDED:** 08/11/2016  
**DECISION:** Refused  
**APPEAL RECEIVED:** 08/12/2016  
**APPEAL DECIDED:** 30/03/2017  
**APPEAL DECISION:** Dismissed

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 27/03/2017 and 07/04/2017**

**Report for Development Control Planning Committee**

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**Aberdare West/Llwydcoed**

**17/0171/15** Decision Date: 05/04/2017  
**Proposal:** Variation of Condition 4 (Opening Hours) of 16/0015/10 to open at 6am - Monday to Sunday inclusive.  
**Location:** FORMER GARAGE AND SALES, LLWYDCOED ROAD, LLWYDCOED, ABERDARE CF44 0UW

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**17/0186/10** Decision Date: 27/03/2017  
**Proposal:** Proposed loft conversion with front dormer.  
**Location:** 9 LAUREL CLOSE, CWMDARE, ABERDARE, CF44 8RS

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**Cwmbach**

**17/0153/31** Decision Date: 27/03/2017  
**Proposal:** Removal of 11.5 monopole mast and replacement with 15m monopole, additional equipment cabinet and ancillary development there to.  
**Location:** TYCON ENGINEERING, TYCON HOUSE, CANAL ROAD, ABERDARE, CF44 0AE

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**17/0207/10** Decision Date: 27/03/2017  
**Proposal:** Ground floor rear extension.  
**Location:** 20 BRYN GLAS, CWMBACH, ABERDARE, CF44 0LU

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**Mountain Ash East**

**16/1170/10** Decision Date: 07/04/2017  
**Proposal:** Single storey extension for kitchen and bathroom.  
**Location:** 19 PHILLIP STREET, MOUNTAIN ASH, CF45 4BE

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**Mountain Ash West**

**17/0169/01** Decision Date: 27/03/2017  
**Proposal:** Proposed installation of a TTG ATM for 24 hours use through main window with signage. (Advertisement Application).  
**Location:** NEWSPOINT, 74 COMMERCIAL STREET, MOUNTAIN ASH, CF45 3PW

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**Abercynon**

**17/0049/10** Decision Date: 29/03/2017  
**Proposal:** Two storey extension to rear of dwelling (amended plans received 15/03/17).  
**Location:** 145 BRYNTIRION, TYNTETOWN, MOUNTAIN ASH, CF45 4PJ

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 27/03/2017 and 07/04/2017****Report for Development Control Planning Committee****Aberaman North**

**17/0042/01** Decision Date: 27/03/2017  
**Proposal:** Item 1 (A,B) 2 x Fascia Signs. Item 2 = 1 x Projection Sign. Item 3 (A,B,C,D,E) = 5 x Window Graphics. Item 4 = 1 x ATM Sign. Item 5 = 1 x ATM Sign.  
**Location:** ONE STOP STORES LTD, 25-28 LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

**17/0150/10** Decision Date: 27/03/2017  
**Proposal:** Proposed two storey rear extension.  
**Location:** 48 COBDEN STREET, GODREAMAN, ABERDARE, CF44 6EN

**Treorchy**

**17/0219/09** Decision Date: 03/04/2017  
**Proposal:** Certificate of Existing Lawful Use for an A1 retail unit containing Friends of the Rotary Club of Rhondda charity shop.  
**Location:** 122 BUTE STREET, TREORCHY, CF42 6AY

**17/0224/10** Decision Date: 07/04/2017  
**Proposal:** Take down existing conservatory to front of bungalow and construct new kitchen/diner extension.  
**Location:** 29 KENRY STREET, YNYSWEN, TREHERBERT, CF42 6DR

**17/0226/10** Decision Date: 27/03/2017  
**Proposal:** Proposed two storey full width extension to form a kitchen and bedroom and construction of a detached garage at the rear.  
**Location:** 125 BUTE STREET, TREORCHY, CF42 6AY

**Pentre**

**17/0202/10** Decision Date: 05/04/2017  
**Proposal:** Proposed Two Storey Rear Extension.  
**Location:** 4 PRICE STREET, PENTRE, CF41 7JY

**Llwynypia**

**17/0166/10** Decision Date: 27/03/2017  
**Proposal:** Proposed two storey full width rear extension, also construction of a shed.  
**Location:** 5 INVERLEITH TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2EX

**17/0177/10** Decision Date: 27/03/2017  
**Proposal:** Proposed garage.  
**Location:** GLAMORGAN VILLA, LLWYNYPIA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2HZ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 27/03/2017 and 07/04/2017**

**Report for Development Control Planning Committee**

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**Tonypandy**

**16/0926/10**

Decision Date: 30/03/2017

**Proposal:** Garden curtilage extension and new boundary wall to front.

**Location:** 206A COURT STREET, TONYPANDY, CF40 2RQ

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**17/0156/10**

Decision Date: 27/03/2017

**Proposal:** Two storey extension to the rear.

**Location:** 83 PARC GELLIFAELOG, TONYPANDY, CF40 1DU

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**Trallwn**

**17/0134/10**

Decision Date: 27/03/2017

**Proposal:** Rear single storey extension, change of use from attic to bedroom.

**Location:** 8 MACKINTOSH ROAD, PONTYPRIDD, CF37 4AG

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**Rhondda**

**17/0158/10**

Decision Date: 27/03/2017

**Proposal:** Construction of double garage within curtilage of property.

**Location:** 47 WOODLAND TERRACE, MAESYCOED, PONTYPRIDD, CF37 1JG

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**Hawthorn**

**16/0191/10**

Decision Date: 27/03/2017

**Proposal:** Erect a detached garage and new fence.

**Location:** 96 ALEXON WAY, RHYDYFELIN, PONTYPRIDD, CF37 5BN

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**Tonteg**

**17/0248/10**

Decision Date: 31/03/2017

**Proposal:** Demolition of existing prefabricated garage and re-build of new double garage with masonry and pitched roof.

**Location:** 2 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EH

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**Gilfach Goch**

**16/1091/10**

Decision Date: 31/03/2017

**Proposal:** Erection of 1.8m high steel palisade fencing with pedestrian and vehicular access gates. Amended plan rec. 02/02/17

**Location:** ENSINGER UK LTD, WILFRIED WAY, TONYREFAIL, PORTH, CF39 8JQ

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 27/03/2017 and 07/04/2017****Report for Development Control Planning Committee****Tonyrefail East**

**16/0446/10** Decision Date: 03/04/2017  
**Proposal:** Construction of menage and 6m x 10m steel framed metal clad barn and new access arrangements/track (Amended plans and details received 17/08/16 showing alteration of levels on site)  
**Location:** PLOT, YNYSRUG STUD FARM, NR PANTYBRAD, TONYREFAIL, CF39 8HX

**Beddau**

**17/0106/10** Decision Date: 07/04/2017  
**Proposal:** Proposed Ground Floor, Front and Rear Extension.(Amended plans received 3rd April 2017)  
**Location:** 41 LLWYNCRWN ROAD, BEDDAU, PONTYPRIDD, CF38 2BE

**Town (Llantrisant)**

**17/0261/09** Decision Date: 27/03/2017  
**Proposal:** Proposed rear flat roof dormer loft extension.  
**Location:** 28 MAES CEFN MABLEY, LLANTRISANT, PONTYCLUN, CF72 8GA

**Pontyclun**

**17/0036/10** Decision Date: 03/04/2017  
**Proposal:** Construction of hay barn measuring 10mX6mX4m, previous approval given for barn 4mX3mX2.5m ref 13/0343.  
**Location:** LAND SOUTH OF RHYDHALOG FARM, TALYGARN, PONTYCLUN, CF72 9JU

**17/0087/10** Decision Date: 04/04/2017  
**Proposal:** Proposed double storey rear extension.  
**Location:** 3 PALALWYF AVENUE, PONTYCLUN, CF72 9EG

**17/0089/10** Decision Date: 27/03/2017  
**Proposal:** First floor side extension with Juliet balcony over existing garage.  
**Location:** 12 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

**17/0140/10** Decision Date: 29/03/2017  
**Proposal:** Extensions and adaptations to existing bungalow.  
**Location:** 21 MILLFIELD, PONTYCLUN, CF72 9DG

**17/0159/10** Decision Date: 27/03/2017  
**Proposal:** Single storey front and rear extension.  
**Location:** 18 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 27/03/2017 and 07/04/2017**

**Report for Development Control Planning Committee**

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**Llanharry**

**17/0181/10**

Decision Date: 07/04/2017

**Proposal:**

Proposed refurbishment, side extension, new porch and attic conversion.

**Location:**

FERNLEIGH, TYLA GARW, TYLE GARW, PONTYCLUN, CF72 9EZ

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**17/0184/10**

Decision Date: 27/03/2017

**Proposal:**

Single storey rear extension and front porch.

**Location:**

CAE LLYSI, DEGAR ROAD, LLANHARRY, PONTYCLUN, CF72 9JX

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**Brynna**

**17/0061/10**

Decision Date: 05/04/2017

**Proposal:**

Extension of garden curtilage by approximately 1.7m.

**Location:**

26 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX

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Total Number of Delegated decisions is 33

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 27/03/2017 and 07/04/2017**

**Report for Development Control Planning Committee**

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**Aberaman South**

**16/1334/10** Decision Date: 27/03/2017

**Proposal:** Proposed retention of raised timber decking to front garden.

**Location:** 49 TRENEOL, CWMAMAN, ABERDARE, CF44 6HF

**Reason: 1** By virtue of its scale, form, design and location, it is considered that the development is, and would continue to be, detrimental to the appearance of the street scene and the application property, and to the privacy and amenity of neighbouring residents.

Therefore in respect of its visual impact the development is contrary to Policies AW5 and AW5 of the Local Development Plan and the Council's Supplementary Planning Guidance for Design and Placemaking and Householder Development.

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**Town (Pontypridd)**

**17/0152/10** Decision Date: 27/03/2017

**Proposal:** Construction of raised decking and glazed ballusters at rear of property.

**Location:** 56 HILLSIDE VIEW, PONTYPRIDD, CF37 2LG

**Reason: 1** By virtue of its siting, massing, scale and design, the proposed decking would have a significant and unacceptable detrimental impact on the curtilage of the dwelling and neighbouring properties and to the outlook and privacy of neighbouring occupiers. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and the Council's Supplementary Planning Guidance for Householder Development.

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**Llantwit Fardre**

**17/0193/10** Decision Date: 07/04/2017

**Proposal:** Two Storey Side Extension and Porch.

**Location:** 13 CWRT-Y-GOEDWIG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RG

**Reason: 1** By virtue of its design, siting, massing, scale and overall visual appearance, the proposed development would be considered to be detrimental to the character and appearance of the street scene, and contrary to Policies AW5 and AW6 of the Local Development Plan and the Council's Supplementary Planning Guidance for Householder Development.

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Total Number of Delegated decisions is 3

## Rhondda Cynon Taf County Borough Council Development Control Enforcement – March 2017

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### Cases

Received	24
Cases investigated	18 (100%)
Cases resolved	15 (67%)
Complainant acknowledged	73%
Site visit	91%
Case priority	0 (Priority 1) 12 (Priority 2) 12 (Priority 3)

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### Source

Anonymous	3
Councillor	6
Internal/pro-active	1
Public	13
AM/MP	1

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### Type

Advert	0	Breach of condition	2
Engineering operations	0	s106	0
Change of use	3	Not in accordance	2
Householder	10	Operational development	2
Listed Building	0	Untidy land	5

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### Resolution

Remedied	8
No breach	12
Not expedient	0
Planning application submitted	7
Notice served	0

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**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**

**20 APRIL 2017**

**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**