

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
17 AUGUST 2017**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 7
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 24/07/2017 and 04/08/2017.

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.

APPEALS RECEIVED
(Committee 17/08/2017)

APPLICATION NO: 17/0038/10
APPEAL REF: A/17/3181494
APPLICANT: Mr Higgitt
DEVELOPMENT: Change of Use to Use Class C4 for HMO.
LOCATION: 67A WOOD ROAD, TREFOREST, PONTYPRIDD, CF37
1RH
APPEAL RECEIVED: 03/08/2017
APPEAL START 04/08/2017
DATE:

APPEALS DECISIONS RECEIVED

APPLICATION NO: 16/0819/10
APPEAL REF: A/17/3170329
APPLICANT: Rhondda Housing
DEVELOPMENT: Proposed residential development of 26 flats, car parking, landscaping and access. (Amended plans received 12/10/16)
LOCATION: SOUTHGATE GARAGE, CROSS INN ROAD, LLANTRISANT, PONTYCLUN, CF72 8AY
DECIDED: 09/02/2017
DECISION: REFUSED
APPEAL RECEIVED: 27/02/2017
APPEAL DECIDED: 03/08/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/130710
APPEAL REF: A/17/3173141
APPLICANT: Bombay Blue Restaurant
DEVELOPMENT: Party room/banquet suite extension to the existing restaurant (Bombay Blue).
LOCATION: BOMBAY BLUE, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7SS
DECIDED: 10/02/2017
DECISION: Refused
APPEAL RECEIVED: 10/04/2017
APPEAL DECIDED: 01/08/2017
APPEAL DECISION: Dismissed

Rhondda Cynon Taf County Borough Council Development Control Enforcement – July 2017

Cases

Received	34
Cases investigated	27 (96%)
Cases resolved	14 (64%)
Complainant acknowledged	88%
Site visit	100%
Case priority	0 (Priority 1) 11 (Priority 2) 23 (Priority 3)

Source

Anonymous	3
Councillor	10
Internal/pro-active	0
Public	21
AM/MP	0

Type

Advert	1	Breach of condition	1
Engineering operations	2	TPO	0
Change of use	4	Not in accordance	2
Householder	16	Operational development	3
Listed Building	0	Untidy land	5

Resolution

Remedied	11
No breach	14
Not expedient	0
Planning application submitted	3
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(July 2017)

None.

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

PLANNING & DEVELOPMENT COMMITTEE

17 AUGUST 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 494758)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/07/2017 and 04/08/2017

Report for Development Control Planning Committee

Rhigos

17/0619/10 Decision Date: 03/08/2017
Proposal: Relocation and upgrade of an existing foul pump station.

Location: LAND ADJACENT TO FOURTEENTH AVENUE, HIRWAUN, CF44 9UP

Hirwaun

17/0421/10 Decision Date: 27/07/2017
Proposal: Proposed detached three bedroom bungalow together with external works (amended plans and ownership certificates received 22/06/17).

Location: BUTE PLACE, PENDERYN ROAD, HIRWAUN

17/0640/09 Decision Date: 01/08/2017
Proposal: Certificate of lawful development for a proposed dormer to rear of property.

Location: 4 TOWER ROAD, HIRWAUN, ABERDARE, CF44 9PY

17/0739/10 Decision Date: 01/08/2017
Proposal: Proposal demolition of existing extension and erection of a new two storey extension.

Location: 87A TRAMWAY, HIRWAUN, ABERDARE, CF44 9NY

Aberdare East

17/0353/10 Decision Date: 28/07/2017
Proposal: Fitting of security gates at rear entrance of church.

Location: METHODIST CHURCH, GREEN STREET, GADLYS, ABERDARE

Cwmbach

17/0325/10 Decision Date: 28/07/2017
Proposal: 2 Masonry retaining walls in back garden, front garden converted into driveway.

Location: 26 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

17/0630/10 Decision Date: 31/07/2017
Proposal: Proposed amendment to shopfront and relocation of front entrance, installation of a vent grill to serve the bakery (600 x 600mm), four cycle racks, two satellite dishes and a news paper drop box.

Location: UNIT 2 FOUR SQUARE LIVING, GERAINT HILL SITE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0PN

17/0634/10 Decision Date: 31/07/2017
Proposal: Installation of 3no air conditioning units, 1no condensing unit and 1no refrigeration compressor within the enclosed plant area at north western corner of the site

Location: UNIT 2 FOUR SQUARE LIVING, GERAINT HILL SITE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0PN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/07/2017 and 04/08/2017

Report for Development Control Planning Committee

Penrhiwceiber

17/0095/10 Decision Date: 28/07/2017
Proposal: Change of use of church (D1) to (C3) residential.

Location: BETHESDA METHODIST CHAPEL, GLYNGWYN STREET, MOUNTAIN ASH

17/0457/13 Decision Date: 28/07/2017
Proposal: Two storey dwelling with garage and rear access (Outline Application).

Location: VACANT PLOT OF LAND BETWEEN 177 AND 179 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SH

Ynysybwl

17/0474/10 Decision Date: 01/08/2017
Proposal: Two storey extension to side of property.

Location: 4 CLAS-TY-GELLI, YNYSYBWL, PONTYPRIDD, CF37 3DL

17/0611/10 Decision Date: 27/07/2017
Proposal: First floor extension to rear.

Location: 51 CRAWSHAY STREET, YNYSYBWL, PONTYPRIDD, CF37 3EF

17/0741/10 Decision Date: 01/08/2017
Proposal: Proposed sun lounge to front and entrance porch to rear of property.

Location: 6 TYR ARDD, PLEASANT VIEW, YNYSYBWL, PONTYPRIDD, CF37 3PF

Aberaman South

17/0629/10 Decision Date: 31/07/2017
Proposal: Two storey rear extension.

Location: 19 WOODLAND TERRACE, GODREAMAN, ABERDARE, CF44 6EA

Treorchy

17/0598/01 Decision Date: 27/07/2017
Proposal: Amend fascia signage.

Location: 3 HIGH STREET, TREORCHY, CF42 6AE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/07/2017 and 04/08/2017

Report for Development Control Planning Committee

Ystrad

16/1368/10 Decision Date: 28/07/2017
Proposal: Retaining walls to rear of property including two rows of gabion baskets. Two block built retaining walls with new fence around perimeter. Removal of conservatory and new wall built around base.
Location: 187 TYNTYLA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SP

17/0709/10 Decision Date: 27/07/2017
Proposal: Proposed first floor extension to form a bathroom.
Location: 34 GELLI ROAD, GELLI, PENTRE, CF41 7LY

Tonypandy

17/0743/10 Decision Date: 03/08/2017
Proposal: Proposed two storey full width extension to form a kitchen and two bedrooms.
Location: 38 PRIMROSE STREET, TONYPANDY, CF40 1BG

Porth

17/0675/01 Decision Date: 27/07/2017
Proposal: Cashzone surround illuminated signage "free cash withdrawals and balance enquiries" and "cashzone" illuminated white lettering and halo illumination. ATM green acrylic sign internally illuminated with white lettering
Location: PREMIER CONVENIENCE STORE, 5 STATION STREET, PORTH, CF39 9NR

Cymmer

17/0718/01 Decision Date: 03/08/2017
Proposal: Proposed rebranding of external signage.
Location: MORRISONS SUPERSTORE, PONTYPRIDD ROAD, PORTH, CF39 9BA

Ferndale

17/0682/10 Decision Date: 27/07/2017
Proposal: First floor bathroom extension above existing kitchen.
Location: 66 NEW STREET, FERNDAL, CF43 4SW

17/0751/10 Decision Date: 04/08/2017
Proposal: Proposed single storey and two storey rear extension.
Location: 16 REGENT STREET, FERNDAL, CF43 4HA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/07/2017 and 04/08/2017

Report for Development Control Planning Committee

Town (Pontypridd)

17/0246/10

Decision Date: 26/07/2017

Proposal:

Proposed Construction of two detached dwellings with parking.

Location:

HEULWEN DEG, ROCK COTTAGES, GRAIGWEN, PONTYPRIDD, CF37 2EF

17/0645/10

Decision Date: 28/07/2017

Proposal:

Proposed dormer extension to rear of property.

Location:

53 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU

Rhondda

17/0616/10

Decision Date: 28/07/2017

Proposal:

Proposed single and double storey rear extension.

Location:

2 CASTLE IVOR STREET, HOPKINSTOWN, PONTYPRIDD, CF37 2PY

Hawthorn

17/0700/10

Decision Date: 01/08/2017

Proposal:

2 storey rear extension.

Location:

1 CYPRESS STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NN

Llantwit Fardre

17/0657/10

Decision Date: 01/08/2017

Proposal:

Single storey extension to rear of existing dwelling house.

Location:

8 WAUN HIR, EFAIL ISAF, PONTYPRIDD, CF38 1AX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/07/2017 and 04/08/2017

Report for Development Control Planning Committee

Church Village

17/0472/10 Decision Date: 28/07/2017
Proposal: Proposed two storey extension to side elevation and single storey extension to rear elevation.
Location: 8 CLOS Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 2BF

17/0568/09 Decision Date: 01/08/2017
Proposal: Certificate of lawful development for a proposed rear and side single storey extension.
Location: 49 THE PADDOCKS, CHURCH VILLAGE, PONTYPRIDD, CF38 1TL

17/0642/10 Decision Date: 01/08/2017
Proposal: Single storey rear extension to existing property (retrospective).
Location: SOUTH WALES POLICE, 12 HOLLYBUSH VILLAS, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PU

17/0643/10 Decision Date: 01/08/2017
Proposal: Single storey rear extension to existing property (retrospective).
Location: SOUTH WALES POLICE, 13 HOLLYBUSH VILLAS, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PU

Tonyrefail West

17/0854/09 Decision Date: 04/08/2017
Proposal: Single storey extension.
Location: 10 SWYN Y NANT, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FE

Beddau

17/0711/10 Decision Date: 27/07/2017
Proposal: Extension to the side of property.
Location: GELYN OG FAWR COTTAGE, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF38 2RD

Ty'n y Nant

17/0656/10 Decision Date: 01/08/2017
Proposal: Construction of a single storey contemporary glazed extension to the side of an existing single storey residential property.
Location: BROOKLANDS, CROESCADE ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/07/2017 and 04/08/2017

Report for Development Control Planning Committee

Pontyclun

17/0601/10 Decision Date: 27/07/2017
Proposal: Change of use from Launderette (Sui Generis) to Interior Design including Bathroom Design (A1 Use)
Location: 57 LLANTRISANT ROAD, PONTYCLUN, CF72 9DP

17/0723/10 Decision Date: 01/08/2017
Proposal: Proposed single storey extension to rear and 2 storey side extension.
Location: 33 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB

17/0759/10 Decision Date: 03/08/2017
Proposal: Demolition of existing rear conservatory and construction of rear kitchen extension.
Location: CORNERWAYS, 6 TALYGARN CLOSE, TALYGARN, PONTYCLUN, CF72 9DA

Total Number of Delegated decisions is 37

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 24/07/2017 and 04/08/2017

Report for Development Control Planning Committee

Abercynon

17/0548/13 Decision Date: 01/08/2017

Proposal: Proposed development of four new, three bedroom dwellings with gardens with off street parking and the creation of an additional 12No. Parking spaces (Additional details received 07/07/17)

Location: LAND ADJACENT TO WALSH STREET, ABERCYNON

Reason: 1 It is considered that the scale of the development proposed as a result of the topography of the site and engineering works necessary would generate an unsympathetic and insensitive form of development out of keeping with the overall character and appearance of the area, contrary to the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 Walsh Street leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement, has sub-standard visibility at the junction with B4275, an acute angle junction with the B4275 and is lacking in continuous pedestrian links on the development side and is therefore unable to accommodate the increase in vehicular and pedestrian movements generated by the proposed to the detriment of safety of all highway users and free flow of traffic. The development would therefore be detrimental to the highway safety and free flow of pedestrian and vehicular traffic in the area, contrary to the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Town (Llantrisant)

17/0689/10 Decision Date: 02/08/2017

Proposal: Demolish existing single storey rear extension and construct new two storey rear extension with lantern style roof and new entrance door to side. New garage to rear with first floor extension above to create bedroom with internal lift.

Location: 6 CHURCH STREET, LLANTRISANT, PONTYCLUN, CF72 8EW

Reason: 1 The proposed extension, by virtue of its siting, scale, design and overall visual appearance would be visually intrusive and detrimental to the character and appearance of the existing property and harmful to the surrounding Conservation Area. As such, the proposed development would be contrary to Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance in respect of the Historic Built Environment.

Total Number of Delegated decisions is 2

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