

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
21 SEPTEMBER 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 21/08/2017 and 08/09/2017.

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.

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

Cases

Received	52
Cases investigated	34 (97%)
Cases resolved	18 (67%)
Complainant acknowledged	80%
Site visit	91%
Case priority	0 (Priority 1) 27 (Priority 2) 25 (Priority 3)

Source

Anonymous	6
Councillor	15
Internal/pro-active	1
Public	30
AM/MP	0

Type

Advert	2	Breach of condition	3
Engineering operations	6	TPO	0
Change of use	12	Not in accordance	1
Householder	20	Operational development	0
Listed Building	0	Untidy land	8

Resolution

Remedied	10
No breach	12
Not expedient	1
Planning application submitted	7
Notice served	1

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

EN/16/00437

Location: Land adjacent to Awelon, Station Road, Efail Isaf

Breach: Breach of Condition (parking provision)

Decision: Notice issued

Reason: The dwelling was occupied and the off street parking provision was required in the interest of highway safety.

EN/16/00247

Location: 4 Duffryn Street, Ferndale

Breach: Decking

Decision: Not expedient

Reason: The decking is of a relatively modest scale and has an acceptable visual impact with no overlooking implications.

APPEALS DECISIONS RECEIVED
(Committee 21/09/2017)

APPLICATION NO: 16/0889/10
APPEAL REF: A/17/3174649
APPLICANT: Mr Harry Emery
DEVELOPMENT: Proposed 3 Bed Detached Bungalow
LOCATION: PANORAMA B, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU
DECIDED: 05/01/2017
DECISION: Refused
APPEAL RECEIVED: 27/04/2017
APPEAL DECIDED: 01/09/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 17/0014/10
APPEAL REF: A/17/3174499
APPLICANT: Mr A Bailey
DEVELOPMENT: Change of use from a C3 single family dwelling to a C4 multiple occupancy for student accommodation.
LOCATION: 51 TOWER STREET, TREForest, PONTYPRIDD, CF37 1NR
DECIDED: 16/03/2017
DECISION: Refused
APPEAL RECEIVED: 26/04/2017
APPEAL DECIDED: 01/09/2017
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/1319/10
APPEAL REF: A/17/3177452
APPLICANT: Mr A Singh
DEVELOPMENT: Change of Use from C3 to C4 (Small Scale HMO).
LOCATION: CENTRAL HOTEL, CLYDACH ROAD, TONYPANDY
DECIDED: 24/04/2017
DECISION: Refused
APPEAL RECEIVED: 09/06/2017
APPEAL DECIDED: 07/09/2017
APPEAL DECISION: Allowed with Conditions

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

21 SEPTEMBER 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: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Rhigos

17/0783/10

Decision Date: 08/09/2017

Proposal:

Proposed sun room domestic extension together with a kitchen extension to guest house.

Location:

FIFTH AVENUE GUEST HOUSE, FIFTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UN

Hirwaun

17/0858/10

Decision Date: 04/09/2017

Proposal:

Construction of a three bedroom detached dormer bungalow and detached garage together with external works.

Location:

LAND ADJACENT AND NW OF BUTE PLACE, PENDERYN ROAD, HIRWAUN

Aberdare West/Llwydcoed

17/0730/10

Decision Date: 06/09/2017

Proposal:

Rear first floor extension.

Location:

88 TRE-IFOR, LLWYDCOED, ABERDARE, CF44 0YL

Aberdare East

17/0800/01

Decision Date: 07/09/2017

Proposal:

Fascia and projection signage.

Location:

LUNN POLY LTD TRAVEL AGENTS, 7 COMMERCIAL STREET, ABERDARE, CF44 7RW

Cwmbach

17/0782/10

Decision Date: 06/09/2017

Proposal:

Proposed two storey extension.

Location:

10 CAE ALAW GOCH, CWMBACH, ABERDARE, CF44 0DR

17/0819/10

Decision Date: 01/09/2017

Proposal:

Two storey extension to the side of the dwelling and a single storey extension to the rear.

Location:

1 TRE TELYNOG, CWMBACH, ABERDARE, CF44 0AD

Mountain Ash East

17/0818/10

Decision Date: 08/09/2017

Proposal:

Proposed bedroom and bathroom extension on top of existing kitchen and bathroom extension.

Location:

1 SEYMOUR STREET, MOUNTAIN ASH, CF45 4BL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Ynysybwl

17/0872/30

Decision Date: 31/08/2017

Proposal: New track constructed using principles contained in the forestry civil engineering handbook using local stone - see supporting evidence.

Location: THE WOODLAND SITUATED NORTHWEST OF THE TOWN YNYSYBWL

Aberaman North

17/0649/10

Decision Date: 30/08/2017

Proposal: Renovation and extension works to include the re-positioning of the door and windows to the front elevation and the addition of a second storey to the existing single storey extension at the rear.

Location: 20 CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN

Aberaman South

17/0691/10

Decision Date: 23/08/2017

Proposal: Proposed double garage to the rear of property.

Location: 5 BRYNHYFRYD, CWMAMAN, ABERDARE, CF44 6LE

17/0768/10

Decision Date: 04/09/2017

Proposal: Proposed change of use from existing post office to a single residential dwelling.

Location: CWMAMAN POST OFFICE, 4 ALEXANDRA TERRACE, FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Treherbert

16/0909/10 Decision Date: 29/08/2017
Proposal: New access track and drainage channel downslope of the front face of the active debris slide required as a result of the continued development of the landslide at Blaencwm.
Location: BLAENCWM LANDSLIDE, ON HILL SIDE SOUTH OF BLAENCWM VILLAGE

Treorchy

17/0626/10 Decision Date: 01/09/2017
Proposal: Proposed conversion of existing garage to lounge and first floor extension to form additional bedroom (amended plan received 25/08/2017).
Location: 10 TAN-Y-FRON, TREORCHY, CF42 6HA

Llwynypia

17/0727/10 Decision Date: 29/08/2017
Proposal: Proposed domestic garage with roof garden over.
Location: 20 CAMBRIAN TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HN

17/0791/10 Decision Date: 24/08/2017
Proposal: First floor timber frame extension on top of existing ground floor extension.
Location: 11 GRANGE TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HX

Cwm Clydach

17/0907/10 Decision Date: 08/09/2017
Proposal: Two storey rear extension to create kitchen on G.F and bedroom on F.F.
Location: 59 PARK STREET, CLYDACH, TONYPANDY, CF40 2BT

Trealaw

17/0744/10 Decision Date: 24/08/2017
Proposal: Proposed additional 2.8m single storey extension to be added to an already approved two storey extension.
Location: 237 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB

17/0809/10 Decision Date: 24/08/2017
Proposal: Proposed first floor rear extension.
Location: 108 TREALAW ROAD, TREALAW, TONYPANDY, CF40 2NR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Penygraig

17/0536/10

Decision Date: 25/08/2017

Proposal:

Change of Use of Ground Floor Storeroom to A3 takeaway and New Shopfront and Flue and Car Parking at Rear.

Location:

WILLIAMSTOWN POST OFFICE, 28-30 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RD

Porth

17/0528/10

Decision Date: 24/08/2017

Proposal:

Retention of Shopfront and ATM (Amended Description received 18/07/17).

Location:

PREMIER CONVENIENCE STORE, 5 STATION STREET, PORTH, CF39 9NR

Cymmer

15/1255/13

Decision Date: 08/09/2017

Proposal:

Three bedroomed house (Outline Application).

Location:

26A PLEASANT VIEW, TREHAFOD, PONTYPRIDD, CF37 2NY

17/0750/10

Decision Date: 01/09/2017

Proposal:

Proposed single storey side extension and first floor rear extension.

Location:

9 MARGARET STREET, TREHAFOD, PONTYPRIDD, CF37 2LU

Ynysgir

17/0651/10

Decision Date: 06/09/2017

Proposal:

New detached dwelling and detached garage (Amended plans received 03/08/17).

Location:

LAND TO THE WEST OF HEOL LLECHAU, WATTSTOWN, PORTH

Ferndale

17/0570/10

Decision Date: 30/08/2017

Proposal:

Proposed Change of Use to Cafe & Ice Cream Parlour (A3 use) with the retention of an existing Car Wash (Amended Description 13/07/17).

Location:

FERNDALE UPHOLSTERY, OAKLAND TERRACE, FERNDALE, CF43 4UD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Cilfynydd

17/0428/10 Decision Date: 23/08/2017
Proposal: Retention of granny annex to rear of 211 Merthyr Road.

Location: 211 MERTHYR ROAD, PONTYPRIDD, CF37 4DH

17/0816/10 Decision Date: 08/09/2017
Proposal: Change of use from unused agricultural land to extend garden curtilage.

Location: 10 BRYNDERWEN, CILFYNYDD, PONTYPRIDD, CF37 4EX

Town (Pontypridd)

17/0734/10 Decision Date: 25/08/2017
Proposal: Roof modification and extension to ground and first floor front elevation.

Location: 9 WHITEROCK AVENUE, GRAIGWEN, PONTYPRIDD, CF37 2EH

Rhondda

17/0697/10 Decision Date: 31/08/2017
Proposal: Construction of boarding kennels and change of use from workshop to boarding kennels, dog grooming parlour and domestic garage.

Location: GELLI WION FARM, GELLIWION ROAD, MAESYCOED, PONTYPRIDD, CF37 1QB

Graig

17/0804/10 Decision Date: 24/08/2017
Proposal: Proposed field access track.

Location: PENBWCH UCHAF FARM, TONYREFAIL ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1QA

Treforest

17/0631/09 Decision Date: 24/08/2017
Proposal: Rear dormer.

Location: 63 KINGSLAND TERRACE, TREForest, PONTYPRIDD, CF37 1RX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Hawthorn

17/0773/10 Decision Date: 05/09/2017
Proposal: Proposed loft conversion and two storey side extension.

Location: 6 YNYSLYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AS

17/0869/10 Decision Date: 01/09/2017
Proposal: New boundary and front fence on raised patio area at the front of the property.

Location: TEG WEN, YNYS TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5NT

Ffynon Taf

17/0698/10 Decision Date: 01/09/2017
Proposal: Proposed first floor addition to rear elevation.

Location: 15 KING STREET, TAFFS WELL, CARDIFF, CF15 7PH

Llantwit Fardre

17/0699/10 Decision Date: 31/08/2017
Proposal: Raising of the roof levels to provide a first floor extension with front and rear dormer windows.

Location: THE NOOK, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NA

17/0710/10 Decision Date: 01/09/2017
Proposal: 2 storey side extension.

Location: 105 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NY

Tonteg

17/0762/10 Decision Date: 08/09/2017
Proposal: New front porch & w/c extension plus garage with pitched roof to side.

Location: 6 PRESTEIGNE AVENUE, TONTEG, PONTYPRIDD, CF38 1LE

17/0794/10 Decision Date: 08/09/2017
Proposal: To site a container type cabin with windows and door on waste ground the size 21ft X 8ft, this would provide a storage facility for sports equipment for user of Tonteg tennis court.

Location: REAR OF TONTEG COMMUNITY CENTRE, MAESTEG GROVE, TONTEG, PONTYPRIDD, CF38 1ND

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Gilfach Goch

17/0412/10 Decision Date: 25/08/2017

Proposal: Proposed conservatory.

Location: 103 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SR

17/0831/10 Decision Date: 07/09/2017

Proposal: Two storey rear extension (amended description and amended site location plan received 15/08/17)

Location: 13 HEOL-Y-MYNYDD, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UW

Tonyrefail West

17/0851/10 Decision Date: 24/08/2017

Proposal: Proposed single storey rear extension.

Location: 22 RHYS STREET, EDMONDSTOWN, TONYPANDY, CF40 1NS

Tonyrefail East

17/0786/01 Decision Date: 01/09/2017

Proposal: NCR 5887 ATM fascia and black and green polycarbonate Cashzone top illuminated sign "free cash withdrawals and balance enquiries" with illuminated white lettering and halo illumination. Within the ATM fascia

Location: 18 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

17/0815/10 Decision Date: 01/09/2017

Proposal: Retention of an installed ATM through the shop front left hand widow frame, left of the entrance door, through new white laminate security panels replacing glazing. The existing security roller shutter has been modified to

Location: 18 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

Beddau

17/0756/01 Decision Date: 01/09/2017

Proposal: Advertisement consent for 1no illuminated fascia sign.

Location: 2 CROSS ROADS, THE SQUARE, BEDDAU, PONTYPRIDD, CF38 2AD

17/0776/10 Decision Date: 08/09/2017

Proposal: Conversion of existing integral garage into living accommodation, first floor extension over garage and single storey rear extension to create a larger kitchen and orangery.

Location: 39 HEOL HENSOL, BEDDAU, PONTYPRIDD, CF38 2LP

17/0832/10 Decision Date: 07/09/2017

Proposal: Detached garage.

Location: 69 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Talbot Green

17/0763/01 Decision Date: 24/08/2017
Proposal: Advertisement consent for alterations to shopfront, external fixed planters and seating areas.
Location: UNIT 8, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

17/0766/01 Decision Date: 24/08/2017
Proposal: Advertisement consent for installation of an ATM and surround sign.
Location: UNIT 13 ARGOS EXTRA, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

17/0767/10 Decision Date: 24/08/2017
Proposal: Installation of an ATM and surround sign.
Location: UNIT 13 ARGOS EXTRA, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

17/0797/10 Decision Date: 24/08/2017
Proposal: Alteration to shopfront, external fixed planters and seating areas.
Location: UNIT 8, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

17/0842/10 Decision Date: 01/09/2017
Proposal: Single storey rear extension incorporating a retained single storey outbuilding.
Location: 28 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

17/0864/10 Decision Date: 01/09/2017
Proposal: Proposed loft conversion, two storey side extension and single storey rear extension.
Location: 37 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Pontyclun

16/0951/12 Decision Date: 06/09/2017
Proposal: Refurbishment of property including insertion of bi-fold doors within existing outbuilding to allow for use as kitchen; use of flat roof above existing garage as roof terrace including new doorway from dwelling for access
Location: PANTAQUESTA HOUSE, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

16/0957/10 Decision Date: 06/09/2017
Proposal: Refurbishment of property including insertion of bi-fold doors within existing outbuilding to allow for use as kitchen; use of flat roof above existing garage as roof terrace including new doorway from dwelling for access
Location: PANTAQUESTA HOUSE, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

17/0395/10 Decision Date: 01/09/2017
Proposal: Extension above garage and new tiled roof to conservatory.
Location: HOLLYBUSH HOUSE, 13 PARK LANE, GROES-FAEN, PONTYCLUN, CF72 8PB

17/0534/10 Decision Date: 23/08/2017
Proposal: Proposed enlarged rear two storey and single storey rear extensions, with internal refurbishment and formation of new pedestrian and drive with access.
Location: 14 COWBRIDGE ROAD, BRYNSADLER, PONTYCLUN, CF72 9BT

17/0799/10 Decision Date: 25/08/2017
Proposal: Proposed summer house.
Location: MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN

Llanharan

16/1407/10 Decision Date: 05/09/2017
Proposal: Two storey extension to side (amended plans received 19/05/17).
Location: COED CAE FARM, LLANHARRY ROAD, LLANHARRY, PONTYCLUN, CF72 9NH

Brynna

17/0796/10 Decision Date: 25/08/2017
Proposal: First floor extension.
Location: 26 COLLIERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UT

17/0852/10 Decision Date: 24/08/2017
Proposal: Demolish existing conservatory and construct new kitchen/breakfast room to rear of property.
Location: 6 MANOR PARK, BRYNNA, PONTYCLUN, CF35 6PE

Total Number of Delegated decisions is 59

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 21/08/2017 and 08/09/2017

Report for Development Control Planning Committee

Treforest

17/0715/10 Decision Date: 29/08/2017

Proposal: Conversion of existing roof space to 1No 1bed flat (re-submission).

Location: BROOKDALE BUNGALOW, HOFFI COFFI, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

Reason: 1 The proposed change of use would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Gilfach Goch

17/0868/10 Decision Date: 06/09/2017

Proposal: Conversion of basement to 1 bedroom self contained flat and car parking area.

Location: 14 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

Reason: 1 The proposal would result in the creation of small, cramped and substandard living accommodation which would lack natural daylight and a suitable primary access. As such, the scheme is considered to be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

Total Number of Delegated decisions is 2