

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2017-2018:**

**PLANNING & DEVELOPMENT  
COMMITTEE  
19 OCTOBER 2017**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No.6</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 25/09/2017 and 06/10/2017.

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 – Delegated decisions  
(September 2017)

**EN/17/00097**

Location: 5 Berwedd-dy Cottages, Glyncoch  
Breach: Raised patio

Decision: Not expedient  
Reason: The patio's height of 57cm was not considered to be visually unacceptable or have any adverse overlooking implications.

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

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### Cases

Received	37
Cases investigated	23 (96%)
Cases resolved	14 (50%)
Complainant acknowledged	95%
Site visit	81%
Case priority	0 (Priority 1) 21 (Priority 2) 16 (Priority 3)

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### Source

Anonymous	1
Councillor	5
Internal/pro-active	6
Public	25
AM/MP	0

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### Type

Advert	0	Breach of condition	2
Engineering operations	3	TPO	0
Change of use	13	Not in accordance	6
Householder	9	Operational development	2
Listed Building	0	Untidy land	2

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### Resolution

Remedied	7
No breach	20
Not expedient	1
Planning application submitted	7
Notice served	0

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**APPEAL DECISIONS RECEIVED**

(Committee Date 19/10/2017)

**APPLICATION NO:** 16/1092/10  
**APPEAL REF:** A/17/3178148  
**APPLICANT:** Mr M Agostini  
**DEVELOPMENT:** No building works to be carried out. Change of existing access to driveway and back, as current access is dangerous.

**LOCATION:** ADDERLEA, 1 LLE HYFRYD, LLWYDCOED, ABERDARE, CF44 0UN

**DECIDED:** 20/12/2016  
**DECISION:** Refused  
**APPEAL RECEIVED:** 16/06/2016  
**APPEAL DECIDED:** 09/10/2017  
**APPEAL DECISION:** Dismissed

**APPLICATION NO:** 17/0352/10  
**APPEAL REF:** D/17/3180866  
**APPLICANT:** Mr M Lawrence  
**DEVELOPMENT:** Two storey extension.  
**LOCATION:** 1 TYN-Y-WERN, TONYREFAIL, PORTH, CF39 8AW  
**DECIDED:** 12/05/2017  
**DECISION:** Refused  
**APPEAL RECEIVED:** 25/07/2017  
**APPEAL DECIDED:** 05/10/2017  
**APPEAL DECISION:** Dismissed

**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**

**19 OCTOBER 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: 25/09/2017 and 06/10/2017**

**Report for Development Control Planning Committee**

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**Hirwaun**

**17/0769/10** Decision Date: 05/10/2017  
**Proposal:** Dropped kerb for vehicle crossover and off street parking.

**Location:** SANCROFT, 12 RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS

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**17/0859/10** Decision Date: 29/09/2017  
**Proposal:** Single storey side extension and demolition of garage.

**Location:** 75 MAESCYNON, HIRWAUN, ABERDARE, CF44 9PH

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**Mountain Ash East**

**17/0761/10** Decision Date: 27/09/2017  
**Proposal:** Construction of an ethylene oxide (eto) sterilisation process plant extension to existing building (amended plans received 08/08/17, 10/08/17, 23/08/17 and amended pollution control report received 08/08/17).

**Location:** ROCIALLE, CWM CYNON BUSINESS PARK, PENRHIWCEIBER, MOUNTAIN ASH, CF45 4ER

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**Mountain Ash West**

**17/0887/10** Decision Date: 05/10/2017  
**Proposal:** Change of use from shop to 1 bedroom ground floor flat.

**Location:** 2 KNIGHT STREET, MOUNTAIN ASH, CF45 3EY

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**Penrhiwceiber**

**17/0821/10** Decision Date: 05/10/2017  
**Proposal:** Change of Use of former Library & Day Nursery into Holiday Lets.

**Location:** FORMER LIBRARY, CHURCH STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3YD

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**Aberaman South**

**17/0803/10** Decision Date: 27/09/2017  
**Proposal:** Single storey rear garage.

**Location:** 28 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6LA

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**Treorchy**

**17/0980/10** Decision Date: 05/10/2017  
**Proposal:** Alteration to the main public entrance of the surgery. To include a new ramp and entrance door on the High Street elevation and replacement of the existing door and side screen with a new glazed screen into the

**Location:** NEW TYNEWYDD SURGERY, 128 HIGH STREET, TREORCHY, CF42 6PB

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**Llwynypia**

**17/0894/10**

Decision Date: 27/09/2017

**Proposal:**

Proposed Canopy Cover to existing Car Wash Facility.

**Location:**

SHELL PETROL STATION, LLWYNYPIA ROAD, TONYPANDY, CF40 2JJ

**Trealaw**

**17/0810/10**

Decision Date: 26/09/2017

**Proposal:**

Proposed Detached Dwelling with off Street Parking.

**Location:**

LAND AT NILE ROAD, TREALAW, TONYPANDY, CF40 2UY

**Porth**

**17/0806/10**

Decision Date: 05/10/2017

**Proposal:**

Single storey rear extension to replace existing conservatory.

**Location:**

8 WOODFIELD TERRACE, PORTH, CF39 9UN

**Ynyshir**

**17/0843/16**

Decision Date: 03/10/2017

**Proposal:**

Reserved matters application for the construction of 2 dwellings.

**Location:**

LAND ADJACENT TO 27 BRYN TERRACE, WATTSTOWN, PORTH, CF39 0PH

**17/0915/10**

Decision Date: 27/09/2017

**Proposal:**

Rear double storey extension (amended plan received 26/09/2017).

**Location:**

5 WESTON TERRACE, YNYSHIR, PORTH, CF39 0ER

**Tylorstown**

**17/0853/13**

Decision Date: 27/09/2017

**Proposal:**

Outline planning for: 2 x Three bedroom semi detached dwellings.

**Location:**

LAND ADJACENT TO 12 UPPER TERRACE, FERNDAL

**17/0953/09**

Decision Date: 04/10/2017

**Proposal:**

Application for a Lawful Development Certificate for an Existing Use for Ground floor - Launderette and first floor - living accomodation.

**Location:**

PONTYGWAITH LAUNDERETTE, 109 LLEWELLYN STREET, PONTYGWAITH, FERNDAL, CF43 3LD

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Maerdy**

**17/0860/10** Decision Date: 28/09/2017  
**Proposal:** Rear single storey extension and front store extension (amended plans received 26/09/2017 to remove front store extension).  
**Location:** 21 SPRINGFIELD ROAD, MAERDY, FERNDALE, CF43 4BW

**Trallwn**

**17/0839/10** Decision Date: 25/09/2017  
**Proposal:** Demolish existing conservatory to rear and construct three storey extension in its place.  
**Location:** 85 MERTHYR ROAD, PONTYPRIDD, CF37 4DD

**Graig**

**17/0930/15** Decision Date: 04/10/2017  
**Proposal:** Proposed variation of condition 1 to extend the time of previously approved planning application 14/1287/13.  
**Location:** LAND AT REAR OF 5 GRAIG AVENUE, GRAIG, PONTYPRIDD, CF37 1LU

**Treforest**

**16/1397/10** Decision Date: 29/09/2017  
**Proposal:** Loft conversion, new roof, extension to rear of property new windows rewire.  
**Location:** 95A BROADWAY, TREFOREST, PONTYPRIDD, CF37 1BE

**17/0936/10** Decision Date: 26/09/2017  
**Proposal:** Replace internal cremators with associated ventilation system and new 1.5m high louvre roof perimeter fencing to disguise flat roof ventilation system.  
**Location:** GLYNTAFF CREMATORIUM, CEMETERY ROAD, GLYNTAFF, PONTYPRIDD, CF37 4BE

**Rhydyfelin Central**

**17/0867/10** Decision Date: 27/09/2017  
**Proposal:** Single storey extension.  
**Location:** 16 PINWOOD AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5EA

**Hawthorn**

**17/0878/01** Decision Date: 04/10/2017  
**Proposal:** Installation of 1 x post sign, 1 x set of house name letters, 1 x fascia sign, 1 x brand icon sign, 2 x hanging sign. 1 x signwritten logo, 1 x logo panel, 2 x lantern and 2 x logos to existing corex signs.  
**Location:** UPPER BOAT INN, WILLIAMS PLACE, UPPER BOAT, PONTYPRIDD, CF37 5BH



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Llantwit Fardre**

**17/0488/01** Decision Date: 05/10/2017

**Proposal:** Proposed street sign.

**Location:** DRIVEWAY, 31 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN

**17/0856/10** Decision Date: 25/09/2017

**Proposal:** New ground and first floor extension.

**Location:** 32 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

**17/0908/10** Decision Date: 05/10/2017

**Proposal:** Single and two storey side extensions.

**Location:** CROESGED HOUSE, CROESCADE LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PN

**17/0939/10** Decision Date: 27/09/2017

**Proposal:** Erection of conservatory to front elevation.

**Location:** STATION COTTAGE, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EF

**Tonteg**

**17/0884/10** Decision Date: 29/09/2017

**Proposal:** Conservatory extension.

**Location:** 73 THE DELL, TONTEG, PONTYPRIDD, CF38 1TG

**Tonyrefail East**

**17/0979/10** Decision Date: 05/10/2017

**Proposal:** Detached garage built into the embankment at the front of the property.

**Location:** HAFAN TEG, ELY VALLEY ROAD, COEDEL, TONYREFAIL, PORTH, CF39 8PX

**Town (Llantrisant)**

**17/0870/10** Decision Date: 27/09/2017

**Proposal:** Part single storey and part double storey rear extension plus rear garden annex.

**Location:** 7 HEOL PEN-Y-PARC, LLANTRISANT, PONTYCLUN, CF72 8DN

**17/0876/10** Decision Date: 05/10/2017

**Proposal:** Construction of new car park and extension to existing access road

**Location:** UNIT D AND C PUROLITE INTERNATIONAL LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Talbot Green**

**17/0841/10** Decision Date: 26/09/2017  
**Proposal:** Installation of 2 No. back up generators (to be housed within steel containers) and 1 No. fuel tank. Demolition of store.  
**Location:** ROYAL GLAMORGAN HOSPITAL, HOSPITAL ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8XR

**17/0883/10** Decision Date: 25/09/2017  
**Proposal:** Proposed change of use of first floor from existing B1 office to D1 non residential for Thai Sports Massage Clinic.  
**Location:** 1A ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AL

**Pontyclun**

**17/0746/10** Decision Date: 28/09/2017  
**Proposal:** Part Two Storey and Part Single Storey Extension, to provide: - Snug / Home Cinema - Guest accommodation with disabled lift access, with own kitchen. This is not a self contained dwelling but accommodation for the  
**Location:** 7 HEOL BROFISCIN, GROES-FAEN, PONTYCLUN, CF72 8RR

**17/0924/10** Decision Date: 27/09/2017  
**Proposal:** Demolish existing conservatory and part of the games room at rear of property and build a single storey extension.  
**Location:** 17 ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH

**Llanharan**

**17/0989/10** Decision Date: 05/10/2017  
**Proposal:** Conversion of existing flat roof concert hall to pitched roof.  
**Location:** LLANHARAN RUGBY CLUB, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RD

**Brynna**

**17/1007/09** Decision Date: 05/10/2017  
**Proposal:** Certificate of lawful development for a proposed change of use from A3 to A1.  
**Location:** RETAIL UNIT 2, FORMER BRYNCAE INDUSTRIAL ESTATE, BRIDGEND ROAD, LLANHARAN, CF72 9RP

Total Number of Delegated decisions is 35

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 25/09/2017 and 06/10/2017**

**Report for Development Control Planning Committee**

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Rhondda

17/0845/10

Decision Date: 28/09/2017

**Proposal:** To raise the height of an existing decked area at the rear of the property.

**Location:** 17 KINGSWOOD (COED-Y-BRENIN), MAESYCOED, PONTYPRIDD, CF37 1QE

**Reason: 1** The development, as a result of its excessive scale, design and elevated height, would have an unacceptable detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the immediate neighbouring properties arising from overlooking and loss of privacy. As such, the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 1