

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
16 NOVEMBER 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 23/10/2017 and 03/11/2017.

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 16/11/2017)

APPLICATION NO: 17/0715
APPEAL REF: A/17/3183425
APPLICANT: Mr Royston O'Reilly
DEVELOPMENT: Conversion of existing roof space to 1No 1bed flat (re-submission).
LOCATION: BROOKDALE BUNGALOW, HOFFI COFFI, BROOK STREET, TREForest, PONTYPRIDD, CF37 1TW
APPEAL RECEIVED: 01/09/2017
APPEAL START DATE: 02/10/2017

APPEAL DECISIONS RECEIVED

APPLICATION NO: 15/1295
APPEAL REF: V/16/3163541
APPLICANT: Llanmoor Development Co. Ltd
DEVELOPMENT: Proposed residential development and associated highway access, provision of an on site school, and ancillary uses and works on land at Ystrad Barwig Isaf (Amended details and plans received 15th March 2016)
LOCATION: YSTRAD BARWIG ISAF, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD CF38 1BL
DECIDED: 07/07/2016
DECISION: Call In
APPEAL RECEIVED: 02/11/2016
APPEAL DECIDED: 16/05/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 17/0068
APPEAL REF: A/17/3178425
APPLICANT: Fferm Ty Newydd Properties Ltd
DEVELOPMENT: One 8 x12 - Timber shed - Equipment, One 8 x12 - Timber shed - Feed Store, One 8 x 20 - Timber shed - Grounds Office, One fire Break/Track.
LOCATION: FFERM TY NEWYDD, RHIGOS ROAD, TREHERBERT, CF42 5PH
DECIDED: 08/05/2017
DECISION: Refused
APPEAL RECEIVED: 21/06/2017
APPEAL DECIDED: 28/06/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 16/0865
APPEAL REF: A/17/3179707
APPLICANT: Mr David Rees
DEVELOPMENT: Construction of 2 storey, 2 bedroom house in garden of no. 1 Graig-Yr-Helfa Road (amended plans received 02/09/16 showing revised siting of proposed house).
LOCATION: 1 GRAIG-YR-HELFA ROAD, PONTYPRIDD, CF37 4AR
DECIDED: 07/02/2017
DECISION: Refused
APPEAL RECEIVED: 18/07/2017
APPEAL DECIDED: 18/07/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 17/0038
APPEAL REF: A/17/3181494
APPLICANT: Rocket Capital
DEVELOPMENT: Change of Use to Use Class C4 for HMO.
LOCATION: 67A WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RH
DECIDED: 20/03/2017
DECISION: Refused
APPEAL RECEIVED: 03/08/2017
APPEAL DECIDED: 04/08/2017
APPEAL DECISION: Dismissed

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: 17/0346
APPEAL REF: A/17/3183622
APPLICANT: Mr Muriel Reid
DEVELOPMENT: Proposed driveway in garden.
LOCATION: QUAINWAYS, YNYS TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5NT
DECIDED: 15/08/2017
DECISION: Refused
APPEAL RECEIVED: 18/09/2017
APPEAL DECIDED: 18/09/2017
APPEAL DECISION: Dismissed

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

Cases

Received	38
Cases investigated	20 (100%)
Cases resolved	8 (50%)
Complainant acknowledged	93%
Site visit	86%
Case priority	0 (Priority 1) 22 (Priority 2) 16 (Priority 3)

Source

Anonymous	5
Councillor	9
Internal/pro-active	4
Public	20
AM/MP	0

Type

Advert	0	Breach of condition	4
Engineering operations	6	TPO	0
Change of use	7	Not in accordance	1
Householder	12	Operational development	3
Listed Building	0	Untidy land	5

Resolution

Remedied	3
No breach	10
Not expedient	4
Planning application submitted	4
Notice served	0

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

EN/16/00486

Location: 23 Tyntyla Road, Ystrad
Breach: Raised patio

Decision: Not expedient
Reason: The development is a modest extension (0.8m wide) to an existing raised patio within the rear garden. As such it is not considered to have an unacceptable impact on the visual amenity of the area or on neighbouring privacy.

EN/17/00199

Location: 20 Penrhys Avenue, Tylorstown
Breach: Untidy garden

Decision: Not expedient
Reason: Whilst the garden requires some attention, the property is currently vacant and in probate. It is therefore considered expedient to place the investigation in abeyance until the ownership issue has been resolved.

EN/17/00312

Location: 38 Heol Dowlais, Efail Isaf
Breach: Summerhouse

Decision: Not expedient
Reason: The outbuilding is of a typical domestic scale and design with no adverse impacts visually or on neighbouring amenity. The building was of a similar (but smaller) design to one approved under 16/0009.

EN/17/00347

Location: 154 Glan Y Ffordd, Taffs Well
Breach: Boundary fence

Decision: Not expedient

Reason: The fence is marginally higher (0.3m) than what is permitted and has minimal visual impact due to it backing onto a steep embankment.

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

16 NOVEMBER 2017

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REPORT

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PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 494758)**

See Relevant Application File