

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
15 FEBRUARY 2018**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 8
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 22/01/2018 and 02/02/2018.

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 15/02/18)

APPLICATION NO: 16/1066
APPEAL REF: A/18/3193479
APPLICANT: PTB Properties Ltd
DEVELOPMENT: Change of use from bank (Class A2) to hot food takeaway (Class A3) and installation of extraction/ventilation equipment.
LOCATION: HSBC, 11 HIGH STREET, TREORCHY, CF42 6AG
APPEAL RECEIVED: 12/01/2018
APPEAL START DATE: [25/01/2018](#)

APPLICATION NO: 17/0571
APPEAL REF: A/18/3193860
APPLICANT: Mr Owen
DEVELOPMENT: Proposed detached dwelling.
LOCATION: LAND AT RAILWAY TERRACE, PONTYCLUN, TALBOT GREEN, CF72 8HP
APPEAL RECEIVED: 18/01/2018
APPEAL START DATE: [06/02/2017](#)

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

Cases

Received	19
Cases investigated	9 (100%)
Cases resolved	10 (70%)
Complainant acknowledged	93%
Site visit	94%
Case priority	0 (Priority 1) 11 (Priority 2) 8 (Priority 3)

Source

Anonymous	3
Councillor	2
Internal/pro-active	1
Public	13
AM/MP	0

Type

Advert	1	Breach of condition	0
Engineering operations	4	TPO	0
Change of use	3	Not in accordance	1
Householder	2	Operational development	5
S106	0	Untidy land	3

Resolution

Remedied	4
No breach	5
Not expedient	4
Planning application submitted	5
Notice served	1

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

EN/16/00076

Location: Former Ynysboeth Hotel, Ynysboeth
Breach: Site condition

Decision: s.215 issued (to remove the overgrown vegetation and litter)
Reason: The condition of the land has an adverse affect on the visual amenity of the area.

EN/16/00221

Location: 9 Simon Terrace, Williamstown
Breach: Aviary

Decision: Not expedient
Reason: The development is of a domestic scale and visually acceptable.

EN/16/00312

Location: Land rear of 25-27 William Street, Brynna
Breach: Outbuilding

Decision: Not expedient
Reason: The outbuilding is of a modest scale in a rear lane location characterised by garages. It is therefore considered to be visually acceptable.

EN/17/00242

Location: 76 The Parade, Pontypridd
Breach: Raised patio

Decision: Not expedient
Reason: The patio is of a domestic scale (15m² and 0.9m high) and is well screened by foliage with no overlooking implications.

EN/17/00295

Location: 27 Tonteg Close, Tonteg

Breach: Terracing of rear garden

Decision: Not expedient

Reason: The terrace (which has been raised by 0.8m) has no overlooking implications and is visually acceptable.

Rhondda Cynon Taf County Borough Council Development Control Enforcement – January 2018

Cases

Received	24
Cases investigated	15 (87%)
Cases resolved	16 (75%)
Complainant acknowledged	86%
Site visit	95%
Case priority	0 (Priority 1) 14 (Priority 2) 10 (Priority 3)

Source

Anonymous	5
Councillor	5
Internal/pro-active	6
Public	7
AM/MP	1

Type

Advert	0	Breach of condition	2
Engineering operations	2	TPO	0
Change of use	8	Not in accordance	2
Householder	1	Operational development	1
S106	1	Untidy land	7

Resolution

Remedied	10
No breach	5
Not expedient	0
Planning application submitted	5
Notice served	1

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(January 2018)

EN/17/00403

Location: Texaco Garage

Breach: Breach of condition (hours of operation of laundrette)

Decision: Breach of Condition notice issued (to comply with the restricted hours)

Reason: The extended operating hours of the laundrette has an unacceptable impact on neighbouring amenity.

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

15 FEBRUARY 2018

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: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Hirwaun

17/1055/15

Decision Date: 23/01/2018

Proposal: Variation of condition 2 (approved plans and documents) of previously approved planning application 17/0535/15 (Amended plans received 30/11/17)

Location: FORMER HIRWAUN NURSERY SCHOOL, BRECON ROAD, HIRWAUN, CF44 9NN

Penywaun

17/1153/10

Decision Date: 30/01/2018

Proposal: Proposed 2 semi-detached dwellings (amended plans received 08/01/17)

Location: VACANT LAND AT 13 & 15 ERW LAS, PENYWAUN, ABERDARE, CF44 9BH

Cwmbach

17/1316/10

Decision Date: 02/02/2018

Proposal: Conservatory to rear elevation.

Location: 36 TIR FOUNDER FIELDS, CWMBACH, ABERDARE, CF44 0DT

Mountain Ash East

17/1287/10

Decision Date: 23/01/2018

Proposal: Proposed Extension to Rear Elevation.

Location: 2 ABERFFRWD VILLAS, LEWIS STREET, MOUNTAIN ASH, CF45 4AY

Penrhiwceiber

17/1256/10

Decision Date: 30/01/2018

Proposal: Proposed 2 storey rear extension.

Location: 30 CLARENCE STREET, MOUNTAIN ASH, CF45 3BB

17/1311/10

Decision Date: 31/01/2018

Proposal: Proposed 4 bedroom detached dwelling (amended location plan, block plan and ownership certificate received 08/12/17) (amended site plan showing highway widening to the front of the property received 03/01/18)

Location: LAND ADJACENT TO OAKWOOD BUNGALOW, VALE VIEW TERRACE, MOUNTAIN ASH, CF45 3YS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Treherbert

18/0046/30 Decision Date: 31/01/2018
Proposal: Erection of an agricultural barn for the storage of feed, bedding, a small dairy unit and equipment storage – Prior Approval Details
Location: FFERM TY NEWYDD, RHIGOS ROAD, TYNEWYDD, TREHERBERT

Treorchy

17/1333/15 Decision Date: 01/02/2018
Proposal: Removal/Variation of Condition 1 of previously approved application 11/1083/10 to extend the time period.
Location: GLANCAMLAS BUNGALOW, DUNRAVEN TERRACE, YNYSWEN, TREORCHY, CF42 6EL

Pentre

17/1295/10 Decision Date: 30/01/2018
Proposal: Proposed rear extensions with internal modifications, decking to rear and front porch.
Location: 4 TRIP TERRACE, PENTRE, CF41 7DL

17/1375/10 Decision Date: 24/01/2018
Proposal: Demolition of existing conservatory and construction of double storey rear extension.
Location: 21 WINDSOR PLACE, PENTRE, CF41 7JH

Llwynypia

17/1292/10 Decision Date: 25/01/2018
Proposal: Single storey extension to rear.
Location: 33 OAKFIELD TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2TD

Cwm Clydach

17/1306/10 Decision Date: 31/01/2018
Proposal: Proposed demolition of existing single storey garage and erection of two storey garage and hobbies workshop
Location: LAND REAR OF 113 WERN STREET, CLYDACH, TONYPANDY, CF40 2DH

Porth

17/1118/10 Decision Date: 23/01/2018
Proposal: Construction of temporary access road and road junction to the west of the existing car park (Morrison's) to link to the A4233/A4058, including alterations to car park and existing footpath. The closure of existing car
Location: MORRISONS SUPERSTORE, PONTYPRIDD ROAD, PORTH, CF39 9BA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Cymmer

17/1330/10

Decision Date: 02/02/2018

Proposal: Two storey extension to rear of dwelling.

Location: 3 CADWGAN TERRACE, TREHAFOD, PONTYPRIDD, CF37 2PD

Ferndale

17/1282/13

Decision Date: 31/01/2018

Proposal: Proposed new dwelling house.

Location: LAND BETWEEN NEW STREET AND BROWN STREET, FERNDALE, CF43 4SN

Maerdy

18/0010/10

Decision Date: 01/02/2018

Proposal: Proposed two storey and single storey rear extensions to form a kitchen, shower room and bedroom.

Location: 3 ROWLEY TERRACE, BROOK STREET, MAERDY, FERNDALE, CF43 4BH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Cilfynydd

17/1235/10 Decision Date: 30/01/2018

Proposal: Proposed two storey side extension.

Location: 24 CYNON VIEW, CILFYNYDD, PONTYPRIDD, CF37 4HY

Glyncoch

17/1280/10 Decision Date: 23/01/2018

Proposal: Two storey side and rear extension with balcony to 1st floor.

Location: 74 CEFN LANE, GLYNCOCH, PONTYPRIDD, CF37 3BS

Town (Pontypridd)

17/1261/10 Decision Date: 24/01/2018

Proposal: Conservatory to side elevation

Location: 24 GRAIGWEN PARC, GRAIGWEN, PONTYPRIDD, CF37 2EQ

Rhydyfelin Central

17/0967/10 Decision Date: 31/01/2018

Proposal: Refurbishment of existing building, change of use from storage building to workshop, hall and offices and new build garage.

Location: UNIT 1, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

Hawthorn

17/1366/10 Decision Date: 31/01/2018

Proposal: New plant equipment and enclosure to the south-east elevation and new widened escape door on the south-eastern elevation of the existing ALDI foodstore.

Location: UNIT 2 ALDI FOODSTORE LTD, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Llantwit Fardre

17/1279/10 Decision Date: 23/01/2018

Proposal: Proposed new detached garage.

Location: YSTRAD BARWIG HOUSE, 1A YSTRADBARWIG TERRACE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HR

17/1283/13 Decision Date: 31/01/2018

Proposal: Proposed 2 storey detached dwelling.

Location: 1 HEOL ISCOED, EFAIL ISAF, PONTYPRIDD, CF38 1BP

17/1313/10 Decision Date: 24/01/2018

Proposal: Conversion of garage to habitable room with new side window, construction of an entrance lobby to the front of garage, new external walls and flat roof.

Location: 11 PENYWAUN, EFAIL ISAF, PONTYPRIDD, CF38 1AY

17/1385/10 Decision Date: 02/02/2018

Proposal: First Floor Side Extension

Location: 153 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AA

Church Village

17/1327/10 Decision Date: 31/01/2018

Proposal: Single storey rear extension and garden re-profiling.

Location: 31 MAES-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 1EJ

Tonteg

17/1304/10 Decision Date: 31/01/2018

Proposal: Proposed demolition of conservatory and double extension to the rear of property.

Location: WOODRODE, 52 TONTEG CLOSE, TONTEG, PONTYPRIDD, CF38 1LU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Tonyrefail West

17/0969/12 Decision Date: 31/01/2018
Proposal: Replacement of existing decaying single glazed rooflights with similarly framed and lead flashed double glazed units.
Location: TONYREFAIL COMPREHENSIVE SCHOOL, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HG

17/0970/12 Decision Date: 31/01/2018
Proposal: Replacement of existing decaying single glazed sash windows with similarly framed double glazed sash window units, on the external walls of the outer building perimeter of the existing listed building.
Location: TONYREFAIL COMPREHENSIVE SCHOOL, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HG

17/1324/10 Decision Date: 24/01/2018
Proposal: Upgrade of existing access road off the B4278 to accommodate 44t timber lorries for the removal of Phytophthora Ramorum infected trees which pose a tree health risk.
Location: NORTH OF TONYREFAIL, B4278, PENRHIWFER ROAD

17/1377/10 Decision Date: 02/02/2018
Proposal: Replace external refrigeration plant, new store exit doors within existing shop front glazing and other external alterations.
Location: THE CO OPERATIVE FOOD, PENRHIWFER ROAD, TONYREFAIL, PORTH, CF39 8EY

Tonyrefail East

17/1266/10 Decision Date: 25/01/2018
Proposal: Replacement garage to rear of property.
Location: 67 PRETORIA ROAD, TONYREFAIL, PORTH, CF39 8PW

Talbot Green

17/1288/10 Decision Date: 23/01/2018
Proposal: First floor extension to front and side (Amended plans received 24/12/17)
Location: 8 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA

Pontyclun

17/1274/10 Decision Date: 23/01/2018
Proposal: Demolition of existing conservatory and erection of two storey rear extension and associated internal works.
Location: 10 HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JT

Llanharan

17/1135/10 Decision Date: 22/01/2018
Proposal: Single storey modular office block to replace existing office space within workshop area.
Location: MID GLAM CONSTRUCTION, THE SQUARE, LLANHARAN, PONTYCLUN, CF72 9NR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Total Number of Delegated decisions is 35

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Pentre

17/1016/13 Decision Date: 24/01/2018

Proposal: Outline planning permission for retail and residential development (Amended description and plans received 29/11/2017)

Location: LAND ADJACENT TO 209 YSTRAD ROAD, PENTRE, CF41 7BL

Reason: 1 In the absence of adequate off-street car parking the proposed development would lead to indiscriminate on-street car parking in an area where there is already considerable demand blocking sight lines, junction radii, the mounting of footways and impacting on the free flow of traffic on a principle route A4058 to the detriment of safety of all highway users and free flow of traffic. The application is therefore considered as contrary to criteria 2) d) of policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The application is considered to be detrimental to highway safety and the free flow of traffic, contrary to criteria 2) c) of policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

- a. The provision of additional accesses to the 'Principal' inter-urban road A4058, would create hazards to the detriment of highway safety and free flow of traffic;
 - b. The single width of the proposed access would lead to reversing movements to and from the highway A4058 in close proximity to the junction with Wesley Place.
 - c. The proposed access to the rear car park lacks sufficient visibility for vehicles emerging from the site.
-

Town (Pontypridd)

17/1301/10 Decision Date: 26/01/2018

Proposal: Raised decking to rear at upper ground floor level.

Location: 12 GRAIGWEN ROAD, PONTYPRIDD, CF37 2HY

Reason: 1 The development as a result of its scale, design and elevated height would result in an excessive form of development that would have an unacceptably detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of neighbouring properties. As such, the development would be contrary to policies AW5 and AW6 of the Local Development Plan and the Council's Supplementary Planning Guidance for Householder Development.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/01/2018 and 02/02/2018

Report for Development Control Planning Committee

Rhondda

17/1284/10 Decision Date: 01/02/2018

Proposal: Change of use to D2 soft play area incorporating a small cafe area.

Location: UNIT 8, MARITIME WORKSHOPS, MARITIME INDUSTRIAL ESTATE, MAESYCOED, PONTYPRIDD, CF37 1NY

Reason: 1 Although the vacant unit has been marketed for a period sufficient to satisfy the requirements of Local Development Plan Policy AW11, no information has been submitted to demonstrate that a sequential approach has been adopted in accordance with Chapter 10 of Planning Policy Wales and Technical Advice Note 4. Consequently in the absence of evidence from a sequential test, needed to justify the location of the development, the proposed change of use is contrary to national planning policy.

Llanharan

17/1269/10 Decision Date: 31/01/2018

Proposal: Continuation of use of a 1 metre receiving loop mounted on the side of our garden shed (referred to in this application as Antenna 1) and a 1 Meter diameter Amateur Radio transmitting / Receiving loop antenna (referred to in this application as Antenna 2) which is mounted on a boundary wall at the bottom of the garden at the rear of the property.

Location: 98 PARADISE DRIVE, LLANHARAN, PONTYCLUN, CF72 9TX

Reason: 1 The proposed antennas, by virtue of their siting, scale, form, design and overall visual appearance, would form a discordant and incongruous feature within the street scene which would have a detrimental impact on the character and appearance of the existing dwelling and wider area and would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4