



## **PLANNING & DEVELOPMENT COMMITTEE**

**15 MARCH 2018**

### **INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS**

#### **REPORT OF THE SERVICE DIRECTOR, PLANNING**

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 19/02/18 – 02/03/18

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 15/03/18)**

**APPLICATION NO:** 17/1000  
**APPEAL REF:** X/18/3196193  
**APPLICANT:** Mr M Powell  
**DEVELOPMENT:** Certificate of Lawful Development for Existing Domestic Use  
- C3 to all land shown on site plan.  
**LOCATION:** CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF,  
PONTYPRIDD, CF38 1AT  
**APPEAL RECEIVED:** 21/02/2018  
**APPEAL START** 27/02/2018  
**DATE:**

**APPLICATION NO:** 17/1231  
**APPEAL REF:** A/18/3196999  
**APPLICANT:** WK Plasterers  
**DEVELOPMENT:** Demolition of former public house and construction of 9no.  
affordable apartments, car parking, landscaping and  
associated works.  
**LOCATION:** THE GRIFFIN PUBLIC HOUSE, 48-49 CARNE STREET,  
PENTRE, CF41 7LD  
**APPEAL RECEIVED:** 05/03/2018  
**APPEAL START** 06/03/2018  
**DATE:**

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

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Cases

Received	19
Cases investigated	17 (72%)
Cases resolved	10 (65%)
Complainant acknowledged	87%
Site visit	85%
Case priority	0 (Priority 1) 13 (Priority 2) 6 (Priority 3)

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Source

Anonymous	3
Councillor	2
Internal/pro-active	2
Public	12
AM/MP	0

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Type

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

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## Resolution

Remedied	5
No breach	3
Not expedient	0
Planning application submitted	5
Notice served	0

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

None.

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# RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 19/02/2018 and 02/03/2018

## Report for Development Control Planning Committee

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### Aberdare West/Llwydcoed

17/1363/01

Decision Date: 19/02/2018

**Proposal:** Proposed erection of a flag pole with a view to displaying the Green Flag Award flag and possibly the Welsh flag.

**Location:** LOWER PARK LODGE, ABERDARE PARK, GLAN ROAD, GADLYS, ABERDARE, CF44 8BN

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### Aberdare East

17/1354/10

Decision Date: 27/02/2018

**Proposal:** Front single storey porch extension.

**Location:** 14 BRONDEG TERRACE, ABERDARE, CF44 7PL

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### Cwmbach

18/0037/01

Decision Date: 20/02/2018

**Proposal:** The proposal is to replace existing ASDA advertisement signage. This includes; 1. Internally illuminated "24 hour cash box" sign. Refer to location "18" on the drawings. 2. Replacement vinyl, twin post and wall mounted

**Location:** ASDA STORES LTD, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

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### Mountain Ash West

18/0071/10

Decision Date: 27/02/2018

**Proposal:** Proposed change of use from A1 shop to residential on first floor.

**Location:** 44 OXFORD STREET, MOUNTAIN ASH, CF45 3HB

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### Abercynon

16/1276/10

Decision Date: 23/02/2018

**Proposal:** Proposed 3 no. residential 4 bedroom detached houses (amended site location/layout plan received 20/02/17)

**Location:** LAND ADJACENT TO THE ROYAL OAK PUBLIC HOUSE, INCLINE TOP, ABERCYNON, CF45 4EW

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17/1339/15

Decision Date: 27/02/2018

**Proposal:** Extend proposed width of approved building to abutment with adjoining property, additional windows to rear elevation.

**Location:** 53 MARGARET STREET, ABERCYNON, CF45 4RB

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### Aberaman South

18/0051/10

Decision Date: 01/03/2018

**Proposal:** Proposed improvements to existing highway access.

**Location:** LAND EAST OF B4275, ABERAMAN, ABERDARE

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**Treherbert**

**17/1186/10** Decision Date: 27/02/2018

**Proposal:** Single garage to rear.

**Location:** 42 HALIFAX TERRACE, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5SU

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**18/0023/10** Decision Date: 22/02/2018

**Proposal:** Proposed single storey extensions to side and rear.

**Location:** 1 CWRT YR YSGOL, TREHERBERT, TREORCHY, CF42 5PX

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**Treorchy**

**18/0049/10** Decision Date: 23/02/2018

**Proposal:** Proposed erection of 4 No. lock - up garages.

**Location:** PLOT OF LAND AT REAR NO. 42-44 YNYSWEN ROAD, TREORCHY

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**Pentre**

**18/0019/10** Decision Date: 19/02/2018

**Proposal:** Second storey rear extension.

**Location:** 3 PRICE STREET, PENTRE, CF41 7JY

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**Ystrad**

**17/1345/10** Decision Date: 22/02/2018

**Proposal:** Proposed single storey rear extension.

**Location:** 36 LLOYD STREET, GELLI, PENTRE, CF41 7NQ

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**Llwynypia**

**17/1290/10** Decision Date: 19/02/2018

**Proposal:** Two storey side extension for utility room and double garage with playroom above garage.

**Location:** 16 PONTRHONDDA AVENUE, LLWYN-Y-PIA, TONYPANDY, CF40 2TA

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**Porth**

**18/0123/08** Decision Date: 01/03/2018

**Proposal:** Banners to be placed on 23 lampposts. Lamppost Nos. 6 - 12 on Pontypridd Road, Nos. 1 - 12 on Hannah Street, Nos. 1 - 3 on Station Road.

**Location:** PONTYPRIDD ROAD, HANNAH STREET, STATION ROAD, PORTH

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**Tylorstown**

**18/0003/10** Decision Date: 26/02/2018  
**Proposal:** Proposed 2 number infill dwellings at former 7 & 9 Llewellyn Street, Pontygwaith.  
**Location:** LAND EITHER SIDE OF 8 LLEWELLYN STREET, PONTYGWAITH, FERNDALE, CF43 3LE

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**Ferndale**

**18/0048/10** Decision Date: 22/02/2018  
**Proposal:** Refurbishment of property and existing annexes together with construction of first floor extension over existing kitchen and bathroom.  
**Location:** 53 ALBANY STREET, FERNDALE, CF43 4SL

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**Glyncoch**

**18/0021/10** Decision Date: 23/02/2018  
**Proposal:** Hipped roof conservatory to side of property.  
**Location:** 34 GREENFIELD AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3BD

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**Trallwn**

**17/1036/10** Decision Date: 27/02/2018  
**Proposal:** Construction of 1 pair of houses (Amended plans received 24/11/17).  
**Location:** GROUNDS OF BLODWEN HOUSE, COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LD

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**Rhondda**

**17/1325/10** Decision Date: 20/02/2018  
**Proposal:** Raise and extend decked area (re-submission).  
**Location:** 17 KINGSWOOD (COED-Y-BRENIN), MAESYCOED, PONTYPRIDD, CF37 1QE

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**Graig**

**17/1204/10** Decision Date: 26/02/2018  
**Proposal:** Internal remodelling of the second floor to form a coroners court room and remodelling of the ground floor to form new toilets.  
**Location:** COURT HOUSE, COURT HOUSE STREET, GRAIG, PONTYPRIDD, CF37 1JW

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**17/1382/10** Decision Date: 19/02/2018  
**Proposal:** Retention of single storey detached garage with integral store/workshop (approx internal floor area of 89sqm).  
**Location:** FARMHOUSE, CROOKED YARD FARM, LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PY

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Treforest**

**18/0017/10** Decision Date: 23/02/2018  
**Proposal:** First floor extension to create an additional bedroom and WC.  
**Location:** 37 MEADOW STREET, TREForest, PONTYPRIDD, CF37 1SR

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**18/0020/10** Decision Date: 23/02/2018  
**Proposal:** First floor extension to create an additional bedroom.  
**Location:** 36 MEADOW STREET, TREForest, PONTYPRIDD, CF37 1SR

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**Hawthorn**

**17/1155/10** Decision Date: 27/02/2018  
**Proposal:** Proposed alterations to front and rear elevations. (Retrospective application).  
**Location:** 26 HEOL TYMAEN, UPPER BOAT, PONTYPRIDD, CF37 5AJ

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**Ffynon Taf**

**17/1357/10** Decision Date: 21/02/2018  
**Proposal:** Living room extension and construction of dormer to existing bedroom.  
**Location:** BRAMBLE COTTAGE, CAERPHILLY ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TP

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**Llantwit Fardre**

**17/1381/10** Decision Date: 19/02/2018  
**Proposal:** Proposed single storey rear extension and garage conversion.  
**Location:** DELMAR, 1A KINGSACRE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HG

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**18/0127/09** Decision Date: 01/03/2018  
**Proposal:** Certificate of Lawful Development for proposed single storey rear extension.  
**Location:** 65 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

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**Tonyrefail West**

**18/0007/10** Decision Date: 22/02/2018  
**Proposal:** First floor rear extension.  
**Location:** 15 CHURCH ROAD, PENRHIW-FER, TONYPANDY, CF40 1RY

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**Tonyrefail East**

**17/1144/10** Decision Date: 22/02/2018  
**Proposal:** Proposed single storey rear extension  
**Location:** 15 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GB

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**Beddau**

**18/0075/09** Decision Date: 01/03/2018  
**Proposal:** Retention of single storey pool house within garden curtilage.  
**Location:** MARTON, LLANTRISANT ROAD TO NEWBRIDGE ROAD, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LR

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**Town (Llantrisant)**

**18/0004/15** Decision Date: 28/02/2018  
**Proposal:** Variation of condition 2 (approved plans and documents) of previously approved planning application 16/1251/10 to vary the position and details of the proposed workshop and fueling station.  
**Location:** UNIT 16 EARTHMOVERS HOUSE, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

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**18/0006/10** Decision Date: 28/02/2018  
**Proposal:** Proposed additional bays to previously approved vehicle repair and maintenance workshop.  
**Location:** UNIT 16 EARTHMOVERS HOUSE, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

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**Talbot Green**

**17/1380/10** Decision Date: 22/02/2018  
**Proposal:** Detached garage and studio.  
**Location:** WOODLANDS, 111 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AH

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**18/0011/10** Decision Date: 22/02/2018  
**Proposal:** Proposed sensory room.  
**Location:** 1 LANELAY CLOSE, TALBOT GREEN, PONTYCLUN, CF72 8JA

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**Llanharry**

**18/0045/10** Decision Date: 22/02/2018  
**Proposal:** First floor extension over garage area and rear single storey extension.  
**Location:** 20 HEOL YSGAWEN, LLANHARRY, PONTYCLUN, CF72 9GD

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**Llanharan**

**17/1130/10** Decision Date: 20/02/2018  
**Proposal:** Proposed detached double garage (amended plan received 28/01/2018).  
**Location:** 2 YNYSMAERDY TERRACE, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LG

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**17/1177/10** Decision Date: 22/02/2018  
**Proposal:** Single storey rear extension and shed to rear of garden.  
**Location:** 1 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TT

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**Brynna**

**17/1255/10** Decision Date: 22/02/2018  
**Proposal:** Single storey side extension and rear extension.  
**Location:** ADPAR, WILLIAMS STREET, BRYNNA, PONTYCLUN, CF72 9QJ

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**17/1323/10** Decision Date: 19/02/2018  
**Proposal:** Two storey side extension and creation of 2 no. off-road parking spaces to front of property.  
**Location:** 32 WESTBOURNE TERRACE, LLANHARAN, PONTYCLUN, CF72 9RW

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Total Number of Delegated decisions is 39

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 19/02/2018 and 02/03/2018**

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**Graig**

**17/1243/10**

Decision Date: 22/02/2018

**Proposal:** Change of use and proposed new petting farm and spa, including the construction of two self-contained holiday lets, all from the conversion and extension of two existing stable blocks, and a new residential annexe.

**Location:** FARMHOUSE, TREDEGAIN FARM, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU

**Reason: 1** By virtue of its location within open countryside and lack of material justification, the proposed scheme, on account of the 'granny annexe' element of the proposals, would be contrary to TAN 6 and Local Development Policies AW2 and SSA13.

The scale of the annexe and its position within the site is also considered to be detrimental to its character and appearance and would therefore not comply with LDP Policies AW5 and AW6.

Furthermore, insufficient information has been submitted to undertake a comprehensive assessment of the parking requirement and usability of the proposed scheme, which is considered unacceptable and contrary to the Council's Supplementary Planning Guidance for Access, Circulation and Parking.

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Total Number of Delegated decisions is 1