



PLANNING & DEVELOPMENT COMMITTEE

14 JUNE 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 07/05/2018 and 01/06/2018.

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.

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

Cases

Received	36
Cases resolved	30 (50%)
Complainant acknowledged	97%
Site visit	89%
Case priority	0 (Priority 1) 16 (Priority 2) 20 (Priority 3)

Source

Anonymous	2
Councillor	8
Internal/pro-active	2
Public	24
AM/MP	0

Type

Advert	3	Breach of condition	0
Engineering operations	4	Conservation Area	0
Change of use	7	Not in accordance	0
Householder	11	Operational development	3
S106	0	Untidy land	8

Resolution

Remedied	9
No breach	14
Not expedient	2
Planning application submitted	5
Notice served	0

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

EN/17/00017

Location: 156 North Road, Ferndale
Breach: Engineering works and retaining wall

Decision: Not expedient
Reason: To take no further action at this time as the landowner is unable to be found. The concern with the neighbour's boundary wall is also a civil matter which needs to be investigated privately.

EN/18/00058

Location: 30 Bailey Street, Ton Pentre
Breach: Hardstand

Decision: Not expedient
Reason: The development involved the removal of a small front garden wall to facilitate a hardstand. The removal of the boundary feature has not had an impact on the character and appearance of the area and there are no highway safety implications.

APPEALS RECEIVED

APPLICATION NO: 17/1149
APPEAL REF: A/18/3199924
APPLICANT: Mr David Pritchard
DEVELOPMENT: Change of use from B1 (Business) to B2 (General Industrial) (Retrospective).
LOCATION: UNIT 5 G EVANS LTD, FFRWD AMOS INDUSTRIAL ESTATE, GLANNANT STREET, PENYGRAIG, TONYPANDY, CF40 1JT
APPEAL RECEIVED: 09/04/2018
APPEAL START DATE: 18/04/2018

APPLICATION NO: 17/1243
APPEAL REF: A/18/3201794
APPLICANT: Mr & Mrs Loader
DEVELOPMENT: 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
APPEAL RECEIVED: 02/05/2018
APPEAL START DATE: 15/05/2018

APPLICATION NO: 17/1331
APPEAL REF: D/18/3193554
APPLICANT: Mr Williams
DEVELOPMENT: Proposed dropped kerb to enable off street parking.
LOCATION: 7 LLANTWIT ROAD, TREForest, PONTYPRIDD, CF37 1TR
APPEAL RECEIVED: 25/05/2018
APPEAL START DATE: 04/06/2018

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

14 JUNE 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: 07/05/2018 and 01/06/2018

Report for Development Control Planning Committee

Rhigos

18/0379/10 Decision Date: 22/05/2018
Proposal: Detached dormer bungalow with detached double garage.
Location: PLOT 3, PEN-Y-BANC, CEFN RHIGOS, HIRWAUN, CF44 9YT

Hirwaun

18/0246/10 Decision Date: 10/05/2018
Proposal: Garden Shed Adjoining Existing Garage.
Location: 111 SPRINGFIELD GARDENS, HIRWAUN, ABERDARE, CF44 9LQ

Penywaun

18/0399/10 Decision Date: 01/06/2018
Proposal: Change of use from vacant shop to beauty and tanning salon.
Location: 13 SHOPPING CENTRE, HEOL BRYN GWYN, PENYWAUN, ABERDARE, CF44 9HD

Aberdare West/Llwydcoed

18/0005/10 Decision Date: 22/05/2018
Proposal: Extension of garden curtilage onto wasteland.
Location: 32, 36, 38 MAES Y FFION, LLWYDCOED, ABERDARE, CF44 0AQ

18/0077/10 Decision Date: 08/05/2018
Proposal: Proposed development of a single dwelling and associated works.
Location: FORMER ABERDARE BOYS HIGH SCHOOL, CWMDARE, ABERDARE CF44 8SS

18/0338/09 Decision Date: 09/05/2018
Proposal: Certificate of Lawful Development for proposed flat roof, single storey extension and porch.
Location: 61 CEMETERY ROAD, TRECYNON, ABERDARE, CF44 8HT

Aberdare East

18/0376/10 Decision Date: 10/05/2018
Proposal: Proposed first floor rear extension.
Location: 33 OXFORD STREET, GADLYS, ABERDARE, CF44 8BD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018

Report for Development Control Planning Committee

Cwmbach

18/0340/10 Decision Date: 11/05/2018

Proposal: Rear ground floor extension

Location: 23 DERWENT DRIVE, CWMBACH, ABERDARE, CF44 0LN

18/0341/10 Decision Date: 08/05/2018

Proposal: Proposed rear ground floor extension

Location: 35 GOWER ROAD, CWMBACH, ABERDARE, CF44 0LE

18/0358/10 Decision Date: 23/05/2018

Proposal: Rear extension and raising of the roof levels to provide a first floor extension

Location: 13 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

Abercynon

18/0361/10 Decision Date: 31/05/2018

Proposal: Proposed First Floor rear house extension.

Location: 40 PARK STREET, ABERCYNON, MOUNTAIN ASH, CF45 4PF

Ynysybwl

18/0112/10 Decision Date: 01/06/2018

Proposal: Proposed restoration and conversion of Pwll Helyg Barn to a dwelling, renovation and conversion of Pole Barn for use as a tool store and WC.

Location: PWLL HELYG BARN, MILL ROAD, YNYSYBWL, PONTYPRIDD, CF37 3LS

18/0431/10 Decision Date: 25/05/2018

Proposal: Proposed rear extension & loft conversion

Location: 21 HEOL-Y-PLWYF, YNYSYBWL, PONTYPRIDD, CF37 3HU

Aberaman North

18/0211/10 Decision Date: 11/05/2018

Proposal: Hardstanding opposite Nos. 11 and 12 Belmont Terrace.

Location: 11 BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW

18/0298/10 Decision Date: 15/05/2018

Proposal: Proposed two storey rear extension.

Location: 3 BEDFORD STREET, ABERAMAN, ABERDARE, CF44 6SN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018
Report for Development Control Planning Committee

Aberaman South

18/0285/10

Decision Date: 16/05/2018

Proposal: Proposed detached domestic double garage.

Location: 178 BRYNMAIR ROAD, CWMAMAN, ABERDARE, CF44 6LS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018

Report for Development Control Planning Committee

Treherbert

17/1387/10 Decision Date: 10/05/2018
Proposal: Change of use of land adjacent to Treherbert rugby field for training purposes and public use, erection of flood lighting columns and relocation of fencing.
Location: MOUNTAIN VIEW, TYNEWYDD, CF42 5LU

18/0269/15 Decision Date: 15/05/2018
Proposal: Removal of Condition 6 (Bridge Structural Assessment) of previously approved application 11/0886/20 for Demolition of Former School Building (Amended description received)
Location: BLAENRHONDDA PRIMARY SCHOOL, BROOK STREET, BLAENRHONDDA, TREORCHY, CF42 5SB

18/0325/15 Decision Date: 18/05/2018
Proposal: Variation of condition 2 for alterations to openings at front, rear and side elevations with the addition of a ground floor extension to the side of the dwelling of previously approved planning application 17/0785/10.
Location: REAR OF 132 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

Treorchy

18/0200/10 Decision Date: 11/05/2018
Proposal: Change of use of unit 14 from unit and offices (B1) to a A1 (farm shop) A3 tap room where we would situate a bar area, and an A3 (cafe). Please see the supporting document named 'Sequential Approach.'
Location: UNIT 14, PARC BUSINESS TREORCI, ABERGORKY INDUSTRIAL ESTATE, YNYSWEN, TREORCHY, CF42 6EP

Pentre

18/0405/10 Decision Date: 31/05/2018
Proposal: Proposed two storey and single storey rear extensions.
Location: 20 ST DAVID STREET, TON PENTRE, PENTRE, CF41 7BD

Ystrad

18/0248/13 Decision Date: 22/05/2018
Proposal: Outline application for the development of three terraced houses with parking provision and associated works.
Location: LAND OPPOSITE 28 - 30 BODRINGALLT TERRACE, YSTRAD, PENTRE

18/0362/10 Decision Date: 21/05/2018
Proposal: Detached garage at rear (amended plans received 10/05/2018).
Location: 66 BRONLLWYN ROAD, GELLI, PENTRE, CF41 7TE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018

Report for Development Control Planning Committee

Cwm Clydach

18/0191/15 Decision Date: 11/05/2018
Proposal: Variation of condition 2 - Amendment to boundary of planning permission 17/1082/10 (Amended Plan received 27/3/18).
Location: LAND ADJACENT TO 35 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP

18/0435/10 Decision Date: 01/06/2018
Proposal: Replacement of single storey side extension. (Re-submission).
Location: CENTRAL HOTEL, CLYDACH ROAD, CLYDACH, TONYPANDY

Tonypandy

18/0034/10 Decision Date: 31/05/2018
Proposal: Proposed refurbishment works.
Location: TONYPANDY HEALTH CENTRE, ANDERSON TERRACE, TONYPANDY, CF40 2LE

18/0297/10 Decision Date: 31/05/2018
Proposal: Proposed full width two storey extension and detached garage at rear.
Location: 102 KENRY STREET, TONYPANDY, CF40 1DF

Penygraig

18/0380/15 Decision Date: 29/05/2018
Proposal: Variation of Condition 1 of planning permission 13/0204/10 for a further 5 years.
Location: LAND AT JUNCTION OF VICARAGE ROAD AND BROADFIELD CLOSE, PENYGRAIG, TONYPANDY, CF40 1SY

Porth

18/0266/10 Decision Date: 17/05/2018
Proposal: First floor rear extension.
Location: 24 DAVIES STREET, PORTH, CF39 0DB

18/0383/10 Decision Date: 21/05/2018
Proposal: Proposed single storey front extension.
Location: 9 CYMMER ROAD, PORTH, CF39 9BE

Cymmer

18/0260/10 Decision Date: 18/05/2018
Proposal: Attic dormer and first floor extension to rear.
Location: 4 RICKARDS STREET, GLYNFACH, PORTH, CF39 9LL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018
Report for Development Control Planning Committee

Ynyshir

18/0291/10 Decision Date: 11/05/2018
Proposal: Proposed two storey rear extension.
Location: 60 STANDARD VIEW, YNYSHIR, PORTH, CF39 0HR

18/0378/10 Decision Date: 23/05/2018
Proposal: Two storey rear extension & domestic double garage.
Location: 24 GYNOR PLACE, YNYSHIR, PORTH, CF39 0NR

Ferndale

18/0316/10 Decision Date: 10/05/2018
Proposal: Demolition of existing ground floor extension and construction of new two storey extension.
Location: 6 FOUNTAIN STREET, FERNDAL, CF43 4SA

18/0357/10 Decision Date: 25/05/2018
Proposal: Proposed double storey rear extension.
Location: 78 TAFF STREET, FERNDAL, CF43 4NG

Maerdy

18/0381/10 Decision Date: 29/05/2018
Proposal: Two storey side extension.
Location: 9 SPRINGFIELD ROAD, MAERDY, FERNDAL, CF43 4BW

Town (Pontypridd)

18/0406/10 Decision Date: 22/05/2018
Proposal: Proposed conversion of roof void complete with dormer window.
Location: 41 WHITEROCK AVENUE, GRAIGWEN, PONTYPRIDD, CF37 2EL

Trallwn

18/0195/10 Decision Date: 18/05/2018
Proposal: First floor rear extension.
Location: 24 THE PARADE, PONTYPRIDD, CF37 4PU

18/0243/10 Decision Date: 16/05/2018
Proposal: Proposed refurbishment of property and garage extension with decking area above to rear.
Location: 7 MACKINTOSH ROAD, PONTYPRIDD, CF37 4AG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018

Report for Development Control Planning Committee

Treforest

18/0355/10

Decision Date: 23/05/2018

Proposal: Change of use of part of cellar storage to micro brewery.

Location: THE OTLEY ARMS PUBLIC HOUSE, 16-18 FOREST ROAD, TREFOREST, PONTYPRIDD, CF37 1SY

Ffynon Taf

18/0326/10

Decision Date: 08/05/2018

Proposal: Proposed amendments to existing entrance lobby to front of building and new secure cycle shelter

Location: TY DYSGU, CEFN COED, NANTGARW, TAFFS WELL

Church Village

18/0315/10

Decision Date: 09/05/2018

Proposal: Proposed first floor extension above existing garage.

Location: 9 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

18/0492/09

Decision Date: 24/05/2018

Proposal: Extend existing ground floor to square off rear elevation to provide mono pitched roof.

Location: 26 MAES-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 1EJ

Tonteg

18/0470/09

Decision Date: 23/05/2018

Proposal: Certificate of lawful development for a proposed single storey side extension.

Location: 16 CARMARTHEN DRIVE, TONTEG, PONTYPRIDD, CF38 1HY

Tonyrefail West

18/0190/10

Decision Date: 23/05/2018

Proposal: Conversion of first floor function room into a residential apartment (amended site layout plan rec. 16/04/18).

Location: SIDHU STORES AND POST OFFICE, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DT

18/0356/10

Decision Date: 01/06/2018

Proposal: Construction of a dormer roof extension to the front elevation and insertion of a rooflight to the rear elevation.

Location: 24 GELLI SEREN CLOSE, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018

Report for Development Control Planning Committee

Tonyrefail East

18/0418/10 Decision Date: 01/06/2018
Proposal: Proposed ground floor extension
Location: 16 HEOL-Y-GLYN, TONYREFAIL, PORTH, CF39 8LL

Beddau

18/0122/10 Decision Date: 17/05/2018
Proposal: Demolition of garage, construction of single storey extension to front and two storey extension to side.
Location: 25 HEOL-AP-PRYCE, BEDDAU, PONTYPRIDD, CF38 2SH

18/0220/10 Decision Date: 16/05/2018
Proposal: Extension to existing porch and side extension to provide garage / storage area (Amended Description 24/4/2018)
Location: 54 MILTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2TN

Ty'n y Nant

18/0280/10 Decision Date: 29/05/2018
Proposal: Two storey side extension.
Location: 11 CALDICOTT CLOSE, BEDDAU, PONTYPRIDD, CF38 2LE

Town (Llantrisant)

16/1362/10 Decision Date: 24/05/2018
Proposal: Construction of annexe to be occupied ancillary to the main farm house.
Location: TAL Y FEDW NEWYDD FARM, CASTELLAU ROAD, BEDDAU, PONTYCLUN, CF72 8LP

18/0293/10 Decision Date: 10/05/2018
Proposal: Proposed orangery extension.
Location: 5 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG

18/0343/10 Decision Date: 17/05/2018
Proposal: Two storey side and rear extension.
Location: 18 PARKDALE VIEW, LLANTRISANT, PONTYCLUN, CF72 8DT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018

Report for Development Control Planning Committee

Talbot Green

18/0033/10 Decision Date: 11/05/2018
Proposal: Installation of mezzanine floor for ancillary retail area to ground floor (of 214.29 sqm gross floor area).
Location: POUNDLAND, UNIT 2A GLAMORGAN VALE RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8RP

18/0288/10 Decision Date: 09/05/2018
Proposal: Rear single storey extension to provide a sensory room.
Location: 1 LANELAY CLOSE, TALBOT GREEN, PONTYCLUN, CF72 8JA

18/0339/01 Decision Date: 16/05/2018
Proposal: Proposed signage scheme for Costa Drive Thru to include 3 fascia signs, 1 roof sign, 1 pole sign, 2 key seller signs, 1 double menu board, 1 banner frame, 1 exit post sign, 1 directional left sign, 3 parking restriction signs
Location: LAND AT MAGDEN PARK, GWAUN ELAI INDUSTRIAL ESTATE, LLANTRISANT

18/0423/10 Decision Date: 01/06/2018
Proposal: Loft extension and full width dormer to the rear.
Location: 32 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

Pontyclun

18/0239/09 Decision Date: 09/05/2018
Proposal: Certificate of lawful development for the proposed demolition of the existing rear extension together with the rearmost part of the existing garage with construction of a new rear extension and a new garage front.
Location: 9 PARK CRESCENT, PONTYCLUN, CF72 9BR

18/0268/10 Decision Date: 18/05/2018
Proposal: Change of use from Barbers Shop (A1 Use) to take away sandwich shop (A3).
Location: KUDOS HAIRDRESSING, 2 COWBRIDGE ROAD, PONTYCLUN, CF72 9ED

18/0272/10 Decision Date: 09/05/2018
Proposal: 2 storey, 3 bedroom detached dwelling house with new vehicular access and car parking for 3 cars
Location: HAVACHAT, CARDIFF ROAD, MWYNDY, PONTYCLUN, CF72 8PN

18/0369/09 Decision Date: 01/06/2018
Proposal: Proposed entrance porch to side.
Location: LLYS FAEN, LLANTRISANT ROAD, GROES-FAEN, PONTYCLUN, CF72 8NJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 07/05/2018 and 01/06/2018

Report for Development Control Planning Committee

Llanharry

18/0261/10 Decision Date: 08/05/2018

Proposal: Proposed rear extension.

Location: MEADOWSIDE, TYLA GARW, TYLE GARW, PONTYCLUN, CF72 9EZ

18/0350/10 Decision Date: 29/05/2018

Proposal: Proposed loft conversion including rear dormer extension & single storey rear extension.

Location: 46 COED MIERI, TYLE GARW, PONTYCLUN, CF72 9UW

18/0368/10 Decision Date: 25/05/2018

Proposal: Single storey extension & garage.

Location: 4 HEOL PANT GWYN, LLANHARRY, PONTYCLUN, CF72 9HU

Brynna

18/0189/10 Decision Date: 21/05/2018

Proposal: First floor side extension and rear single storey orangery (amended plan received 16/05/2018).

Location: 13 POWELL DRIVE, LLANHARAN, PONTYCLUN, CF72 9UU

18/0276/10 Decision Date: 08/05/2018

Proposal: Proposed rear single storey extension.

Location: 37 WILLIAMS STREET, BRYNNA, PONTYCLUN, CF72 9QJ

18/0320/09 Decision Date: 22/05/2018

Proposal: Certificate of Lawful Development for proposed construction of side facing dormer roof extensions and insertion of rooflights into the side roof slopes

Location: 19 HERITAGE WAY, LLANHARAN, PONTYCLUN, CF72 9WD

Total Number of Delegated decisions is 67

Report for Development Control Planning Committee

Aberdare East

18/0118/13 Decision Date: 11/05/2018

Proposal: Outline application for 3 no. detached bungalows off a private drive together with turning head facility and improvements to Parish Road (amended site location and road improvement plans received 23/03/18).

Location: LAND NORTH WEST OF WERFA LANE, ABER-NANT, ABERDARE

Reason: 1 The proposed development represents unjustified development outside of the defined settlement boundary in an unsustainable location. Further, with no supporting information to justify a development of circa 6.66 dwellings per hectare, the density level proposed is considered to be too low. The proposal is therefore contrary to Policies CS1, AW2, AW5, NSA10 and NSA12 of the Rhondda Cynon Taf Local Development Plan and is unacceptable in principle.

Reason: 2 The proposed development represents inappropriate development which would unacceptably compromise the rural character and appearance of the surrounding area. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.

Cwmbach

18/0370/10 Decision Date: 18/05/2018

Proposal: Proposed detached dwelling within the curtilage of 4 Scales Row (re-submission)

Location: 4 SCALES ROW, CANAL ROAD, CWMBACH, ABERDARE, CF44 0PW

Reason: 1 By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to TAN 15 of Planning Policy Wales and Policies AW2 and AW10 of the Local Development Plan; and is therefore unacceptable in principle.

Furthermore, in the absence of sufficient off-street parking provision for the proposed and existing dwellings, the development would be contrary to Policy AW5 of the Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

Ferndale

18/0257/10 Decision Date: 01/06/2018

Proposal: Proposed construction of a single domestic garage.

Location: LAND OFF 38 DARRAN TERRACE, FERNDALE, CF43 4LG

Reason: 1 The proposal by virtue of its design, siting, scale and height would introduce an unsympathetic dominant development which would be out of keeping with the character and appearance of the surrounding locality. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.
