



PLANNING & DEVELOPMENT COMMITTEE

5 JULY 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 04/06/2018 and 22/06/2018.

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.

APPEALS RECEIVED

APPLICATION NO: 17/0569
APPEAL REF: A/18/3203162
APPLICANT: Mrs J A Morgan
DEVELOPMENT: Proposed erection of a two storey detached dwelling
(Amended Red Line Boundary plan rec. 10/11/17)
(Amended ownership certificate rec. 13/11/17).
LOCATION: LAND AT REAR OF NO'S 78-84 HIGH STREET,
TONYREFAIL
APPEAL RECEIVED: 21/05/2018
APPEAL START 21/06/2018
DATE:

APPLICATION NO: 18/0240
APPEAL REF: D/18/3203889
APPLICANT: Mr Slade
DEVELOPMENT: Garage conversion - Existing garage will be converted into
two rooms. Garage door will be removed and partially
bricked with a window to front. New Garage will be built on
the opposite side of the house. There will be an up and over
door to the front and a single door to the rear.
LOCATION: 34 LLANERCH GOED, LLANTWIT FARDRE,
PONTYPRIDD, CF38 2TB
APPEAL RECEIVED: 31/05/2018
APPEAL START 08/06/2018
DATE:

APPLICATION NO: 18/0257
APPEAL REF: A/18/3204129
APPLICANT: Mr Richard Bates
DEVELOPMENT: Proposed construction of a single domestic garage.
LOCATION: LAND OFF 38 DARRAN TERRACE, FERNDAL, CF43
4LG
APPEAL RECEIVED: 01/06/2018
APPEAL START 12/06/2018
DATE:

APPLICATION NO: 18/0229
APPEAL REF: A/18/3204239
APPLICANT: Miss Emma Easter
DEVELOPMENT: Change of use from residential storage to sui generis (dog grooming).
LOCATION: 12 CLYNGWYN ROAD, BLAENRHONDDA, TREORCHY, CF42 5SL
APPEAL RECEIVED: 04/06/2018
APPEAL START DATE: 13/06/2018

APPLICATION NO: 18/0012
APPEAL REF: A/18/3205294
APPLICANT: Mr R Paul
DEVELOPMENT: Change of use from dwelling house (Class C3) to 7 bed House in Multiple Occupation (HMO).
LOCATION: 14 LLANTWIT ROAD, TREForest, PONTYPRIDD, CF37 1TR
APPEAL RECEIVED: 19/06/2018
APPEAL START DATE: 22/06/2018

APPLICATION NO: 18/0098
APPEAL REF: A/18/3205012
APPLICANT: Mrs Kathryn Chinnock
DEVELOPMENT: To use an existing outbuilding at the rear of the property to provide a part-time dog grooming business.
LOCATION: 4 JESTYN STREET, PORTH, CF39 0DN
APPEAL RECEIVED: 21/06/2018
APPEAL START DATE: 21/06/2018

APPLICATION NO: 18/0345
APPEAL REF: A/18/3205466
APPLICANT: Mr K McConnachie
DEVELOPMENT: Proposed change of use from C3 (dwelling) to C4 (HMO).
LOCATION: 43 TOWER STREET, TREForest, PONTYPRIDD, CF37 1NR
APPEAL RECEIVED: 20/06/2018
APPEAL START DATE: 25/06/2018

APPLICATION NO: 18/0039
APPEAL REF: A/18/3204835
APPLICANT: Mr Conway
DEVELOPMENT: Retrospective application to retain changes to previously approved planning consent 17/0836/10 to convert part of former public house into a three bedroom dwelling (to include construction of a two storey side extension).
LOCATION: **FORMER BIRD IN HAND PUBLIC HOUSE, MONK STREET, ABERDARE, CF44 7PA**
APPEAL RECEIVED: 12/06/2018
APPEAL START DATE: 22/06/2018

APPEAL DECISIONS RECEIVED

APPLICATION NO: 17/0195
APPEAL REF: A/17/3192177
APPLICANT: Mr Turner
DEVELOPMENT: Outline planning application for residential development of approximately 15 dwellings, open space, landscaping, drainage features and associated infrastructure with all matters reserved except access.
LOCATION: **LAND TO THE REAR OF SION TERRACE, CWMBACH, ABERDARE, CF44 0AT**
DECIDED: 27/06/2017
DECISION: Refused
APPEAL RECEIVED: 21/12/2018
APPEAL DECIDED: 15/06/2018
APPEAL DECISION: Allowed with Conditions

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**
DECIDED: Non-Determination Appeal
DECISION: N/A
APPEAL RECEIVED: 05/03/2018
APPEAL DECIDED: 06/06/2018
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 16/0855
APPEAL REF: A/18/3197163
APPLICANT: Mr Bob Ellis
DEVELOPMENT: Construction of a detached single storey 3 bed dwelling (outline). (Amended Block Plan rec. 19/05/17) (Traffic Survey Rec. 21/11/17)
LOCATION: WESTWIND, COLLENA ROAD, TONYREFAIL, PORTH, CF39 8YT
DECIDED: 15/12/2017
DECISION: Refused
APPEAL RECEIVED: 02/03/2018
APPEAL DECIDED: 08/06/2018
APPEAL DECISION: Dismissed

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
DECIDED: Refused
DECISION: 17/11/2017
APPEAL RECEIVED: 18/01/2018
APPEAL DECIDED: 18/05/2018
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

5 JULY 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: 04/06/2018 and 22/06/2018
Report for Development Control Planning Committee

Rhigos

18/0371/10 Decision Date: 21/06/2018
Proposal: Erection of a single storey rear extension.
Location: 3 ORCHARD GROVE, RHIGOS, HIRWAUN, ABERDARE, CF44 9XJ

Aberdare East

17/1391/12 Decision Date: 12/06/2018
Proposal: Listed Building Consent for the refurbishment and conversion of the Black Lion Hotel, Aberdare, including change of use of the upper floors to residential use to provide 11 affordable flats; commercial unit (Class A3)
Location: BLACK LION HOTEL, 104 WIND STREET, ABERDARE, CF44 7LL

18/0306/10 Decision Date: 19/06/2018
Proposal: Proposed single storey rear extension.
Location: 16 HALL STREET, ABERDARE, CF44 7BT

18/0450/10 Decision Date: 20/06/2018
Proposal: Renovation of the second floor to create one dwelling.
Location: GROUNDWORK, 17A COMMERCIAL STREET, ABERDARE, CF44 7RW

Mountain Ash East

18/0055/15 Decision Date: 11/06/2018
Proposal: Removal of conditions 10 (full engineering design & details of private shared access) & 12 (retaining walls abutting the highway) of previously approved planning application 13/1118/10.
Location: FAIRVIEW, HEOL PENRHIW, CEFNPENNAR, MOUNTAIN ASH, CF45 4DS

Penrhiwceiber

18/0224/10 Decision Date: 04/06/2018
Proposal: Single storey lock up garage.
Location: LAND NORTH OF BAILEY STREET, MISKIN, MOUNTAIN ASH, CF45 3AE

18/0392/10 Decision Date: 06/06/2018
Proposal: Proposed rear first floor extension, attic conversion and renovation of property.
Location: 37 ALBANY STREET, MOUNTAIN ASH, CF45 3BE

18/0404/10 Decision Date: 08/06/2018
Proposal: Alteration to front of property for new steps and step lift.
Location: CLARENCE HOUSE, 68 CLARENCE STREET, MOUNTAIN ASH, CF45 3BD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 04/06/2018 and 22/06/2018
Report for Development Control Planning Committee

Llwynypia

18/0262/10 Decision Date: 12/06/2018
Proposal: Single storey conservatory(amended plan received 04/06/2018).
Location: 30 BRYN IVOR STREET, LLWYN-Y-PIA, TONYPANDY, CF40 2TL

Tonypandy

18/0438/10 Decision Date: 20/06/2018
Proposal: Proposed change of use from A2 Office to A1 Shop to ground floor with flat above.
Location: 114 DUNRAVEN STREET, TONYPANDY, CF40 1AS

Penygraig

18/0433/10 Decision Date: 05/06/2018
Proposal: Proposed extension at side and rear (Re-submission).
Location: 57 MIKADO STREET, PENYGRAIG, TONYPANDY, CF40 1EH

Porth

18/0506/10 Decision Date: 12/06/2018
Proposal: Proposed construction of garage at rear of No 40 Primrose Terrace.
Location: 40 PRIMROSE TERRACE, PORTH, CF39 9TH

Cymmer

18/0307/10 Decision Date: 18/06/2018
Proposal: Proposed construction of 2 no. 2 bedroom semi detached dwellings.
Location: LAND BETWEEN 227 HIGH STREET & RHONDDA HOTEL (PUBLIC HOUSE), CYMMER, PORTH, CF39 9AD

18/0397/10 Decision Date: 19/06/2018
Proposal: Proposed two storey rear extension, attic conversion with rear dormer (amended plans received 07/06/18).
Location: 4 MORGAN TERRACE, PORTH, CF39 9LR

18/0448/10 Decision Date: 19/06/2018
Proposal: Proposed conversion of roof space incorporating a rear dormer and single storey extension to rear.
Location: 30 RICKARDS STREET, GLYNFACH, PORTH, CF39 9LL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 04/06/2018 and 22/06/2018
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Ynyshir

18/0420/10 Decision Date: 11/06/2018
Proposal: Rear single storey extension.
Location: 27 WILLIAM STREET, YNYSHIR, PORTH, CF39 0EU

18/0469/10 Decision Date: 06/06/2018
Proposal: First floor rear extension.
Location: 81 HEATH TERRACE, YNYSHIR, PORTH, CF39 0HT

Trallwn

18/0311/10 Decision Date: 20/06/2018
Proposal: Retention of hardstanding for off road parking. (Description changed to reflect retrospective development 18/5/18).
Location: 7 HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL

Treforest

18/0440/10 Decision Date: 11/06/2018
Proposal: Single storey extension.
Location: 7 BIRCHLEY, TREFOREST, PONTYPRIDD, CF37 1SJ

Hawthorn

17/0987/10 Decision Date: 12/06/2018
Proposal: Change of Use of land to vehicle storage facility including access and engineering work at northern section and ecological mitigation area at southern section.
Location: LAND ADJ, TO GRIFFIN MILL GARAGE, HEOL Y BWNSI, PONTYPRIDD, CF37 5YE

18/0126/10 Decision Date: 06/06/2018
Proposal: First floor extension to rear.
Location: 28 FRANCIS STREET, RHYDYFELIN, PONTYPRIDD, CF37 5LD

Ffynon Taf

18/0194/19 Decision Date: 12/06/2018
Proposal: Barrel cut, pruning to tree in rear garden of No. 1 The Gables.
Location: 1 THE GABLES, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 04/06/2018 and 22/06/2018
Report for Development Control Planning Committee

Llantwit Fardre

- 18/0333/19** Decision Date: 12/06/2018
Proposal: T1 - Oak tree at Number 8 - crown reduction by 20%, dead branch and ivy removal. T2 - Oak tree at Number 9 - cut back 2 branches which are encroaching across property boundary at Number 8.
Location: 8 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ
-
- 18/0536/10** Decision Date: 20/06/2018
Proposal: First floor bedroom and bathroom extension over existing garage.
Location: 13 FFORDD GLAS Y DORLAN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BZ
-
- 18/0572/09** Decision Date: 12/06/2018
Proposal: The erection of a mobile home within garden curtilage
Location: YR DERWENAU, THE WOODLANDS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2DU
-

Church Village

- 18/0494/10** Decision Date: 22/06/2018
Proposal: Erection of shed to the side of property.
Location: 79 DYFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1PJ
-
- 18/0496/10** Decision Date: 20/06/2018
Proposal: Demolition of existing external staircase and roofing over, internal modifications, new shop front, and new entrance with external access ramp.
Location: DAVIES & LOWRY OPTOMETRISTS, 1 ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1DB
-

Tonteg

- 18/0388/10** Decision Date: 12/06/2018
Proposal: Erection of modular plantroom unit for replacement biomass heating system and associated fuel store and fuel mast.
Location: UNIT A5, SEVERN ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP
-
- 18/0441/10** Decision Date: 11/06/2018
Proposal: Two storey front extension and single storey rear extension.
Location: 17 HEOL-Y-FEDWEN, TONTEG, PONTYPRIDD, CF38 1TB
-
- 18/0461/10** Decision Date: 05/06/2018
Proposal: Proposed side extension.(revised plans, changing front roof from flat to pitched, received 15th May 2018)
Location: 6 MONMOUTH CLOSE, TONTEG, PONTYPRIDD, CF38 1HU
-
- 18/0471/10** Decision Date: 20/06/2018
Proposal: Demolish porch and construct front extension incorporating garage to side.
Location: 22 MILFORD CLOSE, TONTEG, PONTYPRIDD, CF38 1HG
-

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 04/06/2018 and 22/06/2018
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Tonyrefail West

18/0347/09 Decision Date: 11/06/2018
Proposal: Certificate of lawful development for a proposed single storey rear extension.
Location: 6 NANT-Y-FRON, TONYREFAIL, PORTH, CF39 8HZ

Tonyrefail East

18/0413/10 Decision Date: 20/06/2018
Proposal: Change parts of roof from flat roof to pitched roof.
Location: COED ELY CONSTITUTIONAL WORKING MENS CLUB, ELY VALLEY ROAD, TONYREFAIL, PORTH, CF39 8BA

18/0503/10 Decision Date: 20/06/2018
Proposal: First floor extension above existing and loft conversion.
Location: 1 SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE

Ty'n y Nant

18/0539/10 Decision Date: 20/06/2018
Proposal: Rear first floor extension above existing, ground floor extension and porch.
Location: 2 GELYN OG VILLAS, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF38 2RD

Pontyclun

18/0437/10 Decision Date: 07/06/2018
Proposal: Proposed storage & workshop area, attached to an existing double garage for the storage of classic cars.
Location: TY CARIAD, HEOL-Y-COED, PONTYCLUN, CF72 9AT

18/0627/09 Decision Date: 20/06/2018
Proposal: Single storey rear extension.
Location: 18 CERDIN AVENUE, PONTYCLUN, CF72 9ER

Llanharry

18/0385/10 Decision Date: 19/06/2018
Proposal: Drop kerb to allow access to driveway.
Location: 41 TYLA COCH, LLANHARRY, PONTYCLUN, CF72 9LT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 04/06/2018 and 22/06/2018
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Llanharan

18/0337/10 Decision Date: 08/06/2018

Proposal: Extension to factory.

Location: HARLEQUIN LTD, HARLEQUIN HOUSE, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9EW

18/0439/10 Decision Date: 19/06/2018

Proposal: Retention of garden works including retaining wall, steps, and decking.

Location: 25 FFORDD-Y-DOLAU, LLANHARAN, PONTYCLUN, CF72 9ZD

18/0487/10 Decision Date: 06/06/2018

Proposal: First floor side extension.

Location: 6 FFORDD-Y-DOLAU, LLANHARAN, PONTYCLUN, CF72 9FT

Brynna

18/0382/10 Decision Date: 05/06/2018

Proposal: Single storey side and rear extension and raised platform/decking to south corner of property.

Location: WEST HILL, 2 BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG

18/0424/10 Decision Date: 20/06/2018

Proposal: Proposed first floor side extension and rear single storey extension.

Location: 4 HERITAGE WAY, LLANHARAN, PONTYCLUN, CF72 9WD

Total Number of Delegated decisions is 43

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 04/06/2018 and 22/06/2018

Report for Development Control Planning Committee

Hirwaun

18/0270/10 Decision Date: 12/06/2018

Proposal: Proposed remodelling, extension and change of use to include: redesign and reconstruction of shop fronts and fascia, change of use of 36A High Street to A3 use and incorporation within existing fish & chip shop, takeaway and restaurant, three storey rear extension to provide lower ground storage, ground floor restaurant extension and three additional flats to the existing first floor flat, demolition of rear garage blocks and erection of two new garages with 8 no parking spaces and widened vehicular access from Davies Row.

Location: 35A-36A HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW

Reason: 1 The proposed revisions to the principal elevation of the application property are considered to be visually acceptable; whilst the proposed change of use and principle of additional residential units would be compatible with neighbouring occupiers and not result in a harmful intensification of use.

However, by virtue of its excessive scale and inappropriate design and finish, the three storey rear extension would harm the existing character of the site and surrounding built environment, and cause detriment to the amenity of the neighbouring occupiers to the north. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Councils SPG for Flats.

Treforest

18/0332/10 Decision Date: 05/06/2018

Proposal: Change of use from C3 (Residential) to C4 (HMO).

Location: 76 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

18/0345/10 Decision Date: 06/06/2018

Proposal: Proposed change of use from C3 (dwelling) to C4 (HMO).

Location: 43 TOWER STREET, TREFOREST, PONTYPRIDD, CF37 1NR

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 04/06/2018 and 22/06/2018

Report for Development Control Planning Committee

Llantwit Fardre

18/0410/10

Decision Date: 12/06/2018

Proposal: 1) Alteration to garage roof, extension of parking area and garden room under as authorised by Planning Permission 08/0932/10. 2) Modifications made to permitted works during construction. 3) Roof structure over wood storage area

Location: 14 BRYN TERRACE, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ER

Reason: 1 The proposed garage, by virtue of its excessive length and height, would represent a visually incongruous and un-neighbourly form of development which would have a detrimental and overbearing impact on both the character and appearance of the surrounding area and the residential amenity of surrounding properties. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance (SPG) relating to Householder Development.

Total Number of Delegated decisions is 4