



**PLANNING & DEVELOPMENT COMMITTEE**

**19 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 25/06/2018 – 06/07/2018

No Planning and Enforcement Appeals Decisions Received for this Committee.

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 – June 2018

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## Cases

Received	44
Cases resolved	28 (54%)
Complainant acknowledged	83%
Site visit	94%
Case priority	0 (Priority 1) 28 (Priority 2) 16 (Priority 3)

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## Source

Anonymous	8
Councillor	8
Internal/pro-active	3
Public	25
AM/MP	0

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## Type

Advert	1	Breach of condition	3
Engineering operations	6	Listed Building	1
Change of use	10	Not in accordance	2
Householder	13	Operational development	3
S106	0	Untidy land	5

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## Resolution

Remedied	9
No breach	7
Not expedient	0
Planning application submitted	9
Notice served	3

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

**EN/16/00370**

Location: 58 Sion Street, Trallwn  
Breach: External wall insulation

Decision: Notice issued (to remove the render and insulation)  
Reason: The external finish and projection is prejudicial to the character of the Conservation Area.

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**EN/18/00001**

Location: 35 Graigwen Road, Graigwen  
Breach: Retaining wall

Decision: Notice issued (to reduce a section of the wall by 1.6m)  
Reason: The development has an unacceptable overbearing impact on the neighbouring property due to its height and mass.

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**EN/18/00127**

Location: Enterprise Rent-A-Car, Cardiff Road, Hawthorn  
Breach: Hardstand

Decision: Notice issued (to infill the drainage)  
Reason: The development has an unacceptable impact on neighbouring amenity due to the noise and disturbance caused by the cleaning of cars (which is facilitated by the hardstand).

**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**

**19 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: 25/06/2018 and 06/07/2018**  
**Report for Development Control Planning Committee**

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**Aberdare East**

**18/0304/09** Decision Date: 02/07/2018  
**Proposal:** Certificate of Lawful Development for a change to existing outhouse.  
**Location:** 11 RICHMOND TERRACE, ABERNANT ROAD, ABER-NANT, ABERDARE, CF44 0SF

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**18/0504/10** Decision Date: 02/07/2018  
**Proposal:** Proposed ATM installation to shop front.  
**Location:** PREMIER FOOD & WINE (UK) LTD,1 CANON STREET, ABERDARE

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**18/0589/10** Decision Date: 02/07/2018  
**Proposal:** Proposed 2 storey extension.  
**Location:** 19 TAN-Y-BRYN STREET, ABERDARE, CF44 7NB

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**Cwmbach**

**18/0402/10** Decision Date: 26/06/2018  
**Proposal:** Change of use from car sales to sports facility including indoor 3G 5-a-side football pitch, gym, training and physiotherapy rooms and associated offices.  
**Location:** CARS R US, CANAL ROAD, CWMBACH, ABERDARE, CF44 0AG

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**18/0524/10** Decision Date: 03/07/2018  
**Proposal:** Change of use from storage room to dog grooming business.  
**Location:** 39 PINECROFT AVENUE, CWMBACH, ABERDARE, CF44 0HY

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**Abercynon**

**18/0474/10** Decision Date: 02/07/2018  
**Proposal:** 2 storey side extension.  
**Location:** 48 YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SU

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**Ynysybwl**

**18/0525/10** Decision Date: 06/07/2018  
**Proposal:** Proposed new facilities in the grounds of the Daerwynno outdoor activity centre, including the upgrade of existing toilet block and the addition of three new shipping containers providing shower/toilet facilities, a  
**Location:** DAERWYNNO OUTDOOR CENTRE, MYNACHDY ROAD, LLANWONNO, PONTYPRIDD, CF37 3PH

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**Aberaman North**

**18/0465/10** Decision Date: 25/06/2018  
**Proposal:** Proposed first floor rear extension.  
**Location:** 10 HILLBROOK CLOSE, ABERAMAN, ABERDARE, CF44 6YL

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**Aberaman South**

**18/0426/10**                      Decision Date: 27/06/2018

**Proposal:** First floor extension to rear.

**Location:** 8 HOWELL'S ROW, GODREAMAN, ABERDARE, CF44 6DL

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**Treherbert**

**18/0121/10** Decision Date: 25/06/2018  
**Proposal:** Change of use of unused land to garden land to be used in association with 1 Police Houses, and construction of garage and dog kennels (Amended plans received 22/05/18 and 07/06/18).  
**Location:** 1 POLICE HOUSES, BLAEN-Y-CWM ROAD, BLAENCWM, TREORCHY, CF42 5DG

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**Treorchy**

**18/0486/10** Decision Date: 03/07/2018  
**Proposal:** Proposed erection of 7 No. Lock up garages  
**Location:** LAND REAR OF NOS. 49 - 52 (INCLUSIVE), YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY

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**18/0507/10** Decision Date: 02/07/2018  
**Proposal:** First floor rear extension.  
**Location:** 54 CLARK STREET, TREORCHY, CF42 6BE

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**Pentre**

**18/0216/10** Decision Date: 06/07/2018  
**Proposal:** Installation of CCTV cameras and associated external works.  
**Location:** RHONDDA CYNON TAF COUNCIL OFFICES, LLEWELLYN STREET, PENTRE, CF41 7BT

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**18/0217/12** Decision Date: 06/07/2018  
**Proposal:** Listed Building Consent for the installation of CCTV cameras and associated external works.  
**Location:** RHONDDA CYNON TAF COUNCIL OFFICES, LLEWELLYN STREET, PENTRE, CF41 7BT

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**18/0467/10** Decision Date: 04/07/2018  
**Proposal:** Proposed change of use of former Baptist Chapel to form 4 No. 1 bedroomed apartments.  
**Location:** ZION BAPTIST CHAPEL, PLEASANT VIEW, PENTRE

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**18/0628/10** Decision Date: 27/06/2018  
**Proposal:** Small block extension to existing community centre.  
**Location:** LLEWELLYN HOUSE DAY CENTRE FOR THE AGED, LLEWELLYN STREET, PENTRE, CF41 7BS

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**Cwm Clydach**

**18/0176/10** Decision Date: 02/07/2018  
**Proposal:** First floor rear extension.  
**Location:** 5 RAILWAY TERRACE, CLYDACH, TONYPANDY, CF40 2DA

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**Tonypandy**

**18/0485/10** Decision Date: 29/06/2018  
**Proposal:** Two storey, full width extension to rear.  
**Location:** 8 PRIMROSE STREET, TONYPANDY, CF40 1BW

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**Trealaw**

**18/0247/10** Decision Date: 02/07/2018  
**Proposal:** Detached garage and first floor rear extension (amended ownership certificate received 01/06/18).  
**Location:** 139 RHYS STREET, TREALAW, TONYPANDY, CF40 2QQ

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**18/0532/10** Decision Date: 05/07/2018  
**Proposal:** Removal of existing lower garden terrace, construction of proposed rear garage and reinstatement of lower terrace to rear.  
**Location:** 15 BUCKLEY ROAD, TREALAW, TONYPANDY, CF40 2LW

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**Glyncoch**

**18/0451/10** Decision Date: 25/06/2018  
**Proposal:** Proposed two storey side extension, first floor rear extension and ground floor extension to existing kitchen.  
**Location:** 2 GLAN NANT, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3HG

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**Town (Pontypridd)**

**18/0430/10** Decision Date: 25/06/2018  
**Proposal:** Change of use from garage to Beauty Salon, extend garden steps.  
**Location:** 6 HEOL-Y-DERI, GRAIGWEN, PONTYPRIDD, CF37 2ED

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**Graig**

**18/0617/15** Decision Date: 05/07/2018  
**Proposal:** Variation of Condition 1 of previous application 13/0758/10 to extend the approval for a further 5 years.  
**Location:** LAND ADJACENT TO 15 GROVER STREET, GRAIG, PONTYPRIDD, CF37 1LD

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
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**Hawthorn**

**18/0489/10** Decision Date: 02/07/2018  
**Proposal:** First floor rear and side extensions.  
**Location:** 4 POPLAR ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5LR

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**18/0534/10** Decision Date: 03/07/2018  
**Proposal:** Demolition of existing single storey rear extension and construction of new single storey extension with internal alterations.  
**Location:** 49 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5BA

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**18/0540/10** Decision Date: 05/07/2018  
**Proposal:** Single storey rear extension.  
**Location:** 9 NANT-Y-DALL AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5LE

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**Ffynon Taf**

**18/0324/13** Decision Date: 27/06/2018  
**Proposal:** Erection of a steel frame building for storage and warehouse space.  
**Location:** RYAN BUILDINGS, CARDIFF ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SR

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**18/0491/09** Decision Date: 03/07/2018  
**Proposal:** Certificate of lawful development for the proposed removal of an existing conservatory and replacement with a new single storey extension.  
**Location:** 132 GLAN-Y-FFORDD, TAFFS WELL, CF15 7SQ

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**Llantwit Fardre**

**18/0531/10** Decision Date: 03/07/2018  
**Proposal:** Two storey side extension.  
**Location:** 134 ST ANNES DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PD

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**Gilfach Goch**

**18/0427/10** Decision Date: 26/06/2018  
**Proposal:** Proposed erection of a house & "granny" flat.  
**Location:** LAND NORTH OF NO. 3 & 4 ROSE HILL TERRACE, GILFACH GOCH, CF39 3SH

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**Beddau**

**18/0414/10** Decision Date: 25/06/2018  
**Proposal:** Two storey rear extension and entrance porch to front of property.  
**Location:** 7 LLANTRISANT ROAD, BEDDAU, PONTYPRIDD, CF38 2BB

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**Town (Llantrisant)**

**18/0425/10** Decision Date: 27/06/2018  
**Proposal:** Single storey extension to side and rear of property.  
**Location:** 8 TAN-YR-ALLT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8PY

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**Talbot Green**

**18/0497/10** Decision Date: 28/06/2018  
**Proposal:** Change of use from retail shop to tattoo studio.  
**Location:** PROPERTY SHOP WALES, 36C TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AD

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**Llanharry**

**18/0401/10** Decision Date: 27/06/2018  
**Proposal:** Rebuild and extend existing garage.  
**Location:** TYLA GARW COTTAGE, TYLA GARW, PONTYCLUN, CF72 9EZ

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**Llanharan**

**16/0485/10** Decision Date: 04/07/2018  
**Proposal:** Detached two bedroom bungalow (Cross-Section Plan received 22/12/16).  
**Location:** LAND OPPOSITE NO 7 DANYGRAIG TERRACE, LLANHARAN, PONTYCLUN, CF72 9PD

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Total Number of Delegated decisions is 35

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions - Refusals between: 25/06/2018 and 06/07/2018**  
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**Aberdare West/Llwydcoed**

**18/0505/10** Decision Date: 27/06/2018

**Proposal:** Proposed three storey side extension (amended/corrected plans received 22/05/18).

**Location:** 36 THE RISE, CWMDARE, ABERDARE, CF44 8BJ

**Reason: 1** On account of the design and scale of the front facing dormer window and the arrangement of the rear roofline of the three storey extension, it is considered that the development would be harmful to the appearance and character of the application property, and would appear incongruous within the street scene.

Consequently, the development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Householder Development.

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**Trealaw**

**18/0488/13** Decision Date: 05/07/2018

**Proposal:** Construction of 4 No. 3 Bed Semi-Detached Houses

**Location:** LAND TO THE WEST OF 220 - 225 YNYSCYNON ROAD, TREALAW, TONYPANDY CF40 2LL

**Reason: 1** The proposed development would have a detrimental impact upon highway safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

The proposed use of the sub-standard rear lane as a primary means of access would lead to unacceptable highway safety concerns to the detriment of safety of all highway users.

The proposed access lane is sub-standard in terms of width for safe two-way vehicular movement; visibility at its junctions; forward visibility; lack of segregated footway facilities; sub-standard turning area; and structural integrity to provide for a primary means of access leading to major highway safety concerns to the detriment of safety of all highway users and free flow of traffic.

Highway improvements would require third party land and therefore deliverability cannot be guaranteed.

**Reason: 2** Insufficient information has been submitted to demonstrate that the proposed development would not be impacted by historic coal mining activities on and around the site. As such the proposal is contrary to the provisions of Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Church Village**

**18/0416/19**

Decision Date: 03/07/2018

**Proposal:** Trees to be felled in rear garden.

**Location:** 4 ALLT Y WIWER, CHURCH VILLAGE, PONTYPRIDD, CF38 1BF

**Reason: 1** The proposed tree works are not considered to be directly necessary for the positive management of the site, or on the grounds of public safety. In the absence of sufficient justification, the tree removal would be detrimental to the appearance of the site and result in a reduction in size of the wider designated area. Consequently, the application is considered not to comply with TAN 10 of Planning Policy Wales or Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 3