



PLANNING & DEVELOPMENT COMMITTEE

22 NOVEMBER 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 29/10/2018 and 09/11/2018.

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: 18/0454
APPEAL REF: A/18/3215492
APPLICANT: Mr Yi Li
DEVELOPMENT: Change of use from Residential to HMO.
LOCATION: 55 KING STREET, TREFOREST, PONTYPRIDD, CF37
1RP
APPEAL RECEIVED: 05/11/2018
APPEAL START 07/11/2018
DATE:

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

Cases

Received	36
Cases resolved	44 (64%)
Complainant acknowledged	72%
Site visit	100%
Case priority	0 (Priority 1) 15 (Priority 2) 21 (Priority 3)

Source

Anonymous	5
Councillor	5
Internal/pro-active	5
Public	21
AM/MP	0

Type

Advert	1	Breach of condition	1
Engineering operations	3	Listed Building	0
Change of use	9	Not in accordance	3
Householder	11	Operational development	2
TPO	1	Untidy land	5

Resolution

Remedied	11
No breach	19
Not expedient	1
Planning application submitted	13
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated Decisions
(October 2018)

EN/18/00271

Location: Land adjacent to Tynewydd, 5 Pen-Y-Rhiw, Ystrad, Pentre,
CF41 7RS

Breach: Fencing over 1m high adjacent to highway.

Decision: Not expedient to take any further action in the matter.

Reason: The fence does not impact upon the character and appearance
of the locality and is visually acceptable.

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

22 NOVEMBER 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 281132)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 29/10/2018 and 09/11/2018

Report for Development Control Planning Committee

Aberdare East

18/1035/10 Decision Date: 01/11/2018
Proposal: Change of use from commercial shop to A3.
Location: 21 CANON STREET, ABERDARE, CF44 7AP

Mountain Ash East

18/1119/19 Decision Date: 01/11/2018
Proposal: Remove 1 willow on Plot 1. To reduce another willow on Plot 1 by 30% and to reduce an Oak in Dyffryn Woods by 30%
Location: PLOT 1 TREM Y DYFFRYN, MOUNTAIN ASH

Mountain Ash West

18/1107/10 Decision Date: 01/11/2018
Proposal: Conversion of upper floors into two self contained flats with external alterations (Re-submission with revisions).
Location: 74 - 76 COMMERCIAL STREET, MOUNTAIN ASH, CF45 3PW

Abercynon

18/1009/10 Decision Date: 29/10/2018
Proposal: Proposed first floor rear extension.
Location: Y DERW, INCLINE TOP, ABERCYNON, MOUNTAIN ASH, CF45 4EW

Aberaman North

18/1063/08 Decision Date: 08/11/2018
Proposal: Single storey extension & step lift to access rear garden.
Location: 2 BEDDOE STREET, ABERAMAN, ABERDAR, CF44 6UP

Ferndale

18/0995/09 Decision Date: 30/10/2018
Proposal: Single storey rear extension.
Location: 15 FREDERICK STREET, FERNDAL, CF43 4HR

Maerdy

18/1022/13 Decision Date: 01/11/2018
Proposal: Proposed erection of 3 No. terraced dwelling houses.
Location: FORMER MAERDY WORK MENS HALL AND INSTITUTE, CERIDWEN STREET, MAERDY, FERNDAL, CF43 4DA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 29/10/2018 and 09/11/2018

Report for Development Control Planning Committee

Cilfynydd

18/0900/10 Decision Date: 07/11/2018
Proposal: Wood framed decking and stair access to garden (amended plans received 22/10/18)
Location: 58 ANN STREET, CILFYNYDD, PONTYPRIDD, CF37 4EN

Town (Pontypridd)

18/1046/01 Decision Date: 01/11/2018
Proposal: Digital advertising screen on northern elevation of store 3.84m by 1.92m.
Location: 110 TAFF STREET, PONTYPRIDD, CF37 4UY

Hawthorn

18/1040/09 Decision Date: 30/10/2018
Proposal: Demolition of existing conservatory and construction of replacement lean-to rear extension on same footprint.
Location: MAREG HOUSE, 2 FAIRFIELD CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5AD

18/1195/50 Decision Date: 01/11/2018
Proposal: B1 use.
Location: UNIT D12, MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR

Llantwit Fardre

18/1010/19 Decision Date: 30/10/2018
Proposal: Works affecting TPO trees: Tree 1 – removal of few lower limbs, Tree 2 – Crown reduction greater than 20% and to work done to British standard BS3998, Tree 3 - Crown reduction greater than 20% and work done to
Location: 10 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ

18/1070/10 Decision Date: 01/11/2018
Proposal: Reconstruction of existing house with new garage.
Location: GARTH ISAF FARM, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1SN

Church Village

18/1055/10 Decision Date: 08/11/2018
Proposal: Construction of a single storey extension.
Location: 13 DYFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1PJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 29/10/2018 and 09/11/2018

Report for Development Control Planning Committee

Tonteg

18/1024/10 Decision Date: 31/10/2018
Proposal: Single storey flat roofed rear extension and new front porch.
Location: 21 MAESTEG CRESCENT, TONTEG, PONTYPRIDD, CF38 1PE

Gilfach Goch

18/1016/10 Decision Date: 31/10/2018
Proposal: Storm porch to front of dwelling.
Location: 16 LLEWELLYN'S VIEW, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8BQ

Tonyrefail East

18/0061/10 Decision Date: 06/11/2018
Proposal: Change of use from storage facility to 3 No. 2 bed flats and 1 No. 1 bed flat (Amended plans received 27/3/18).
Location: HAMMONDS AND CO LTD, 2-4 WAUNRHYDD ROAD, TONYREFAIL, PORTH, CF39 8EN

18/0950/08 Decision Date: 31/10/2018
Proposal: Front access works and ramp works.
Location: 6 INVESTITURE PLACE, TONYREFAIL, PORTH, CF39 8LY

Town (Llantrisant)

18/1023/10 Decision Date: 01/11/2018
Proposal: Proposed side extension to ground / first floor.
Location: 6 HIGHDALE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QE

Pontyclun

18/1007/09 Decision Date: 05/11/2018
Proposal: Single storey rear extension.
Location: 55 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

18/1012/01 Decision Date: 30/10/2018
Proposal: Signage/lighting.
Location: CASTELL MYNACH , GROES-FAEN, PONTYCLUN, CF72 8PN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 29/10/2018 and 09/11/2018

Report for Development Control Planning Committee

Llanharan

18/1021/10

Decision Date: 01/11/2018

Proposal: First floor extension and conversion of garage into habitable room.

Location: 40 COLLIERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UT

Brynna

18/0885/10

Decision Date: 05/11/2018

Proposal: Driveway to the front of property with dropped kerb.

Location: 3 MELBOURNE TERRACE, BRYNNA, PONTYCLUN, CF72 9QL

18/1031/10

Decision Date: 05/11/2018

Proposal: Two storey side extension.

Location: 21 WESTBOURNE TERRACE, LLANHARAN, PONTYCLUN, CF72 9RW

Total Number of Delegated decisions is 24

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 29/10/2018 and 09/11/2018

Report for Development Control Planning Committee

Ynysybwl

18/1033/10 Decision Date: 31/10/2018

Proposal: Proposed two storey rear extension and internal alterations.

Location: 39 NEW ROAD, YNYSYBWL, PONTYPRIDD, CF37 3HA

Reason: 1 The proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan due to its overall scale being out of keeping with both the host property and surrounding area. It would also adversely impact on the amenity of neighbouring occupiers by virtue of its mass and would create harmful levels of overlooking.

Rhondda

18/0924/10 Decision Date: 01/11/2018

Proposal: Erection of bungalow to include demolition of existing store.

Location: REAR OF 62 PANTYGRAIGWEN ROAD, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2RS

Reason: 1

1. By virtue of its siting, scale and design, the proposed new dwelling would appear incongruous and out of character with the street scene, and have a detrimental impact on the curtilage of 62 Pantygraigwen Road.
2. Furthermore, the habitable rooms of the new dwelling would be directly overlooked by neighbouring properties to the north, which would be detrimental to the privacy of any occupiers.
3. On account of its location and distance from a range of sustainable transport options and local services and facilities, the property would not constitute a sustainable location.
4. The shortfall in off-street parking provision for the new and existing dwelling would result in the creation of on-street parking demand to the detriment of safety and the free flow of traffic.

The development would therefore be contrary to Policies AW2, AW5, AW6 and CS2 of the Local Development Plan, and the Council's Supplementary Planning Guidance for Design and Placemaking.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 29/10/2018 and 09/11/2018

Report for Development Control Planning Committee

Tonteg

18/1000/10 Decision Date: 05/11/2018

Proposal: Change of Use to A3 Pizza and Kebab Takeaway.

Location: UNIT 7, COMMERCIAL PRECINCT OFF CARDIGAN CLOSE, TONTEG, CF38 1LB

Reason: 1 The proposed Class A3 take away use would be detrimental to the amenities of nearby residential properties by reasons of increased noise and disturbance. As such it is contrary to Policies AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development would have a detrimental impact upon pedestrian and highway safety in the vicinity of the site, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed development would result in additional traffic along the residential streets which are already oversubscribed with on-street car parking narrowing the available width to single file traffic and blocking footways to the detriment of safety of all highway users and free flow of traffic.

Highway and pedestrian safety would be substantially compromised due to high on-street car parking demand coupled with boundary treatments which have reduce forward visibility, junction radii, vision splays would further be exacerbated by the increase in traffic from the proposed hot food takeaway.

Beddau

18/1025/10 Decision Date: 07/11/2018

Proposal: Two storey front and side extension.

Location: 17 CLOS GWYNEDD, BEDDAU, PONTYPRIDD, CF38 2SU

Reason: 1 The proposed extension, by virtue of its excessive size and location, would represent a visually incongruous and un-neighbourly form of development which would have both a detrimental on the character and appearance of the surrounding area and an overbearing impact on nearby residential properties. This would be 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