

PLANNING & DEVELOPMENT COMMITTEE

20 DECEMBER 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 26/11/2018 and 07/12/2018.

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.

APPEAL DECISIONS RECEIVED

APPLICATION NO: 18/0309
APPEAL REF: A/18/3210583
APPLICANT: Mr Christopher Cousins
DEVELOPMENT: Proposed demolition of chapel and construction of 3 no 4 bed link houses (ecology survey received 07/08/18).
LOCATION: **FORMER BETHEL CHAPEL, ABERNANT ROAD, ABERNANT, ABERDARE, CF44 0ST**
DECIDED: 30/08/2018
DECISION: Refused
APPEAL RECEIVED: 03/09/2018
APPEAL DECIDED: 11/12/2018
APPEAL DECISION: Dismissed

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

Cases

Received	18
Cases resolved	42 (48%)
Complainant acknowledged	91%
Site visit	91%
Case priority	0 (Priority 1) 7 (Priority 2) 11 (Priority 3)

Source

Anonymous	3
Councillor	4
Internal/pro-active	2
Public	9
AM/MP	0

Type

Advert	0	Breach of condition	2
Engineering operations	0	Listed Building	0
Change of use	3	Not in accordance	2
Householder	7	Operational development	0
TPO	0	Untidy land	4

Resolution

Remedied	10
No breach	14
Not expedient	7
Planning application submitted	9
Notice served	2

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

EN/16/00431

Location: 14 Bryn Terrace, Llantwit Fardre
Breach: Hardstand

Decision: Notice issued (to lower the hardstand and remove the ramp and railings).

Reason: The elevated hardstand and associated ramp and enclosure is out of character with the open nature of the lane and require remedial work to overcome the harm caused.

EN/17/00157

Location: Cefnpennar Uchaf Farm, Cefnpennar Road, Cefnpennar
Breach: Untidy land

Decision: Notice issued (to remove the inert waste items within the garden).

Reason: There is a significant amount of waste materials (timber, metals, plastic and cardboard boxes) openly kept within the garden which has a detrimental impact on the appearance of the area.

EN/18/00316

Location: Land off Cardiff Road, Mountain Ash
Breach: Breach of Condition (wheel washing and contractor parking).

Decision: Notice issued (to provide wheel washing facilities and ensure contractors park within the development site).

Reason: Mud and debris has been deposited on the highway and a significant number of contractors have been parking their vehicles along Cardiff Road. Both breaches have a detrimental effect on highway safety.

EN/18/00051

Location: Unit 5, Durbins Estate Agents, The Precinct, Tonteg, CF38 1SB
Breach: Advertisement Lighting

Decision: Not expedient to take any further action in the matter.
Reason: Although sited within a vibrant retail community it is within close proximity to the neighbouring properties on Hollybush Terrace. However, given the forecourt of the precinct which is for pedestrian traffic only and the presence of the main road and established hedgerow separating the residential street and the retail units it is not considered that the lighting detracts from the character or visual amenity of the area.

EN/18/00053

Location: Unit 6, Flawless Beauty, The Precinct, Tonteg, CF38 1SB
Breach: Advertisement Lighting

Decision: Not expedient to take any further action in the matter.
Reason: Although sited within a vibrant retail community it is within close proximity to the neighbouring properties on Hollybush Terrace. However, given the forecourt of the precinct which is for pedestrian traffic only and the presence of the main road and established hedgerow separating the residential street and the retail units it is not considered that the lighting detracts from the character or visual amenity of the area.

EN/18/00062

Location: Unit 4, Cafe Rana, The Precinct, Tonteg, CF38 1SB
Breach: Advertisement Lighting

Decision: Not expedient to take any further action in the matter.
Reason: Although sited within a vibrant retail community it is within close proximity to the neighbouring properties on Hollybush Terrace. However, given the forecourt of the precinct which is for pedestrian traffic only and the presence of the main road and established hedgerow separating the residential street and the retail units it is not considered that the lighting detracts from the character or visual amenity of the area.

EN/18/00063

Location: Unit 2, Scarlet Knights, The Precinct, Tonteg, CF38 1SB
Breach: Advertisement Lighting

Decision: Not expedient to take any further action in the matter.
Reason: Although sited within a vibrant retail community it is within close proximity to the neighbouring properties on Hollybush Terrace. However, given the forecourt of the precinct which is for pedestrian traffic only and the presence of the main road and established hedgerow separating the residential street and the retail units it is not considered that the lighting detracts from the character or visual amenity of the area.

EN/18/00317

Location: 1 Johnson Park, Hirwaun
Breach: Boundary wall

Decision: Not expedient to take any further action in the matter.
Reason: The 1.35m high timber fence along the front garden has a limited impact on the character of the area and the materials used are appropriate to the residential setting.

EN/18/00212

Location: 133 Kenry Street, Tonypany
Breach: Decking

Decision: Not expedient to take any further action in the matter.
Reason: The small timber deck has a maximum height of 0.6m and is sited in the front garden of the property. It is of a modest scale which has little affect on neighbouring amenity and no impact on the wider street scene due to it being screened by an established hedge.

EN/18/00162

Location: 6 North Street, Abercynon
Breach: Fence

Decision: Not expedient to take any further action in the matter.
Reason: The rear timber fence varies in height from 2.0m (the permitted height without the need for planning permission) to 2.3m. The 300mm excess in height is only marginal and the fence has no adverse impact on the appearance of the area of neighbouring amenity.

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

20 DECEMBER 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: 26/11/2018 and 07/12/2018

Report for Development Control Planning Committee

Penywaun

18/0921/10 Decision Date: 06/12/2018
Proposal: Proposed 2 bedroom bungalow. (Amended Redline Boundary Received 01/11/18)(Amended Plans received 15/11/18)
Location: 1 BRYNGWYN, HIRWAUN ROAD, PENYWAUN, ABERDARE, CF44 9AH

Aberdare West/Llwydcoed

18/1164/09 Decision Date: 30/11/2018
Proposal: Certificate of lawful development for a proposed single storey extension to the rear elevation .
Location: 3 CHURCH AVENUE, LLWYDCOED, ABERDARE, CF44 0UR

Aberdare East

18/1167/10 Decision Date: 07/12/2018
Proposal: Proposed removal of existing rear steel staircase and balcony and construct new balcony and steel staircase (amended plans received 13/11/2018)
Location: 33E GADLYS STREET, GADLYS, ABERDARE, CF44 8BH

18/1180/10 Decision Date: 30/11/2018
Proposal: Single storey extension.
Location: 23 COLLEGE STREET, ABER-NANT, ABERDARE, CF44 0RN

18/1188/10 Decision Date: 26/11/2018
Proposal: Proposed second storey extension.
Location: 28 DEAN STREET, ABERDARE, CF44 7BN

18/1223/10 Decision Date: 05/12/2018
Proposal: Boundary wall with vehicular access gate and pedestrian access gate.
Location: PLASDRAW COURT, PLASDRAW ROAD, ABER-NANT, ABERDARE, CF44 0NR

Cwmbach

18/0883/10 Decision Date: 30/11/2018
Proposal: Proposed new dwelling on land adjacent and attached to existing Chip shop.
Location: LAND ADJACENT TO 1 TIRFOUNDER ROAD, CWMBACH, ABERDARE. CF44 OAU

Mountain Ash West

18/1126/10 Decision Date: 28/11/2018
Proposal: Change of use to A3 for relocation of "Little India" Takeaway from 29A Oxford Street.
Location: 25B OXFORD STREET, MOUNTAIN ASH, CF45 3PG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 26/11/2018 and 07/12/2018

Report for Development Control Planning Committee

Ynysybwl

18/1191/10 Decision Date: 29/11/2018

Proposal: Proposed double storey extension.

Location: 9 GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW

Treorchy

18/0976/10 Decision Date: 26/11/2018

Proposal: Proposed construction of a garage, to replace existing unsafe structure.

Location: 117 PARK ROAD, CWMPARC, TREORCHY, CF42 6LB

18/1077/10 Decision Date: 29/11/2018

Proposal: Extension of garden to side of property enclosed by 1.8m high close board timber fence.

Location: 19 WINDSOR STREET, TREORCHY, CF42 6DG

18/1099/10 Decision Date: 04/12/2018

Proposal: Replacement of existing flat roof and removal of masonry parapet. Replacement of eaves, changes to windows and internal refurbishment of rooms.

Location: PINWOOD HOUSE, HIGH STREET, TREORCHY, CF42 6AE

Tonypandy

18/1006/10 Decision Date: 07/12/2018

Proposal: Change of use from fitness studio into a shop with office and 2 first floor flats.

Location: DYNAMIC FITNESS, 11 DUNRAVEN STREET, TONYPANDY, CF40 1QE

Glyncoch

18/0934/10 Decision Date: 27/11/2018

Proposal: Installation of driveway to front of property.

Location: 22 DERWENDEG AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3BY

18/1219/10 Decision Date: 04/12/2018

Proposal: Front and rear dormer extensions

Location: 2 ELMGROVE CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3AN

Rhondda

18/1039/10 Decision Date: 05/12/2018

Proposal: Raised timber deck area to rear of dwelling (retrospective).

Location: 17 KINGSWOOD (COED-Y-BRENIN), MAESYCOED, PONTYPRIDD, CF37 1QE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 26/11/2018 and 07/12/2018

Report for Development Control Planning Committee

Treforest

18/1236/10 Decision Date: 07/12/2018
Proposal: Proposed side extension with front and rear dormers.

Location: WAYMAR BUNGALOW, BIRCHLEY, TREFOREST, PONTYPRIDD, CF37 1SJ

Rhydyfelin Central

18/1117/10 Decision Date: 27/11/2018
Proposal: Single storey rear extension.

Location: 4 BEECHWOOD STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DL

Ffynon Taf

18/0990/10 Decision Date: 26/11/2018
Proposal: Single storey front porch extension with alterations to existing off-road parking provision.

Location: 19 RHIW'R DDAR, TAFFS WELL, CF15 7PA

18/1194/10 Decision Date: 07/12/2018
Proposal: Proposed replacement dormer to front elevation.

Location: 17 BRYNAU ROAD, TY RHIW, TAFFS WELL, CF15 7SA

Llantwit Fardre

18/0961/15 Decision Date: 05/12/2018
Proposal: Variation of Conditions 2 and 3 of Planning Consent 09/0836/10.

Location: UNIT 1B, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EE

18/1175/10 Decision Date: 30/11/2018
Proposal: Proposed first floor side extension.

Location: 16 HEOL ISAF, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TJ

18/1218/10 Decision Date: 05/12/2018
Proposal: Single storey rear extension and dormer roof extension to rear.

Location: 18 PENYWAUN, EFAIL ISAF, PONTYPRIDD, CF38 1AY

18/1249/09 Decision Date: 06/12/2018
Proposal: Certificate of lawful development for a proposed single storey side extension.

Location: 33 THE OAKS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 26/11/2018 and 07/12/2018

Report for Development Control Planning Committee

Tonteg

18/1222/09 Decision Date: 05/12/2018

Proposal: Certificate of lawful development for the demolition of an existing rear conservatory and construction of a new rear orangery.

Location: 17 BIRCHFIELD CLOSE, TONTEG, PONTYPRIDD, CF38 1NS

Tonyrefail West

18/5141/41 Decision Date: 28/11/2018

Proposal: Pre-Application Enquiry.

Location: TONYREFAIL, PORTH, CF39 8HZ

Town (Llantrisant)

18/1128/10 Decision Date: 29/11/2018

Proposal: Demolish existing rear single storey extension and construct new single storey extension to rear elevation, for use by a disabled person

Location: 17 PARKDALE VIEW, LLANTRISANT, PONTYCLUN, CF72 8DT

Pontyclun

18/0972/10 Decision Date: 04/12/2018

Proposal: Proposed demolition of existing dwelling 'Nythfa' and development of new single dwelling and new access.

Location: NYTHFA, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

Llanharan

18/1118/10 Decision Date: 29/11/2018

Proposal: Single storey rear extension with lantern rooflight, first floor side extension on top of the existing ground floor extension which will also be extended forward (amended plans received: 23/11/2018).

Location: 7 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TT

Brynna

18/1130/09 Decision Date: 27/11/2018

Proposal: Single storey rear extension.

Location: 27 COLLIERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UT

18/1148/10 Decision Date: 03/12/2018

Proposal: Two storey extension.

Location: 25 HILLCREST, BRYNNA, PONTYCLUN, CF72 9SJ

Total Number of Delegated decisions is 31

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 26/11/2018 and 07/12/2018

Report for Development Control Planning Committee

Treforest

18/1139/10

Decision Date: 29/11/2018

Proposal: Change of use to re-establish the previously registered use as a HMO dwelling.

Location: 3 STOW HILL, TREFOREST, PONTYPRIDD, CF37 1RZ

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).

Total Number of Delegated decisions is 1