



PLANNING & DEVELOPMENT COMMITTEE

19 SEPTEMBER 2019

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 23/08/2019 and 5/9/2019.

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.

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 SEPTEMBER 2019

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

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:

23/08/2019 and 05/09/2019

Report for Development Control Planning Committee

Penywaun

19/0647/10

Decision Date: 27/08/2019

Proposal: Change of use of packing centre to domestic garage.

Location: ROSEVILLE BUNGALOW, HIRWAUN ROAD, HIRWAUN, ABERDARE, CF44 9HP

Aberdare West/Llwydcoed

19/0709/10

Decision Date: 23/08/2019

Proposal: Shed outside boundary wall of 41A Bwllfa Road, Cwmdare (retrospective).

Location: 41A BWLLFA ROAD, CWMDARE, ABERDARE, CF44 8UG

Penrhiwceiber

19/0591/10

Decision Date: 29/08/2019

Proposal: Development of 2 no. detached dwellings, a detached double garage and a detached workshop (Amended Plans received 31/07/2019)

Location: LAND OFF OAKLAND STREET, MOUNTAIN ASH

19/0721/10

Decision Date: 29/08/2019

Proposal: Change of use and extension of existing shop on two floors with flat above, to 2no. flats

Location: 155 & 155A PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SG

Abercynon

19/0752/10

Decision Date: 29/08/2019

Proposal: Retrospective application for the installation of an ATM and new shopfront.

Location: ECHO STATION NEWS, 11 YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SY

19/0753/01

Decision Date: 29/08/2019

Proposal: Retrospective advertisement application for the installation of new signage at an ATM.

Location: ECHO STATION NEWS, 11 YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

23/08/2019 and 05/09/2019

Report for Development Control Planning Committee

Treherbert

19/0715/09 Decision Date: 02/09/2019

Proposal: Single storey rear extension.

Location: 6 ABERTONLLWYD STREET, TREHERBERT, TREORCHY, CF42 5PF

Treorchy

19/0602/10 Decision Date: 23/08/2019

Proposal: 1 no. new condenser and 1 no. new compressor to be installed in rear yard area, installation of palisade fencing, works to shop front and works to wider car park. (Amended Plans Received 15/07/19)

Location: THE CO OPERATIVE FOOD, STATION ROAD, TREORCHY, CF42 6UD

19/0639/10 Decision Date: 05/09/2019

Proposal: Detached dwelling

Location: LAND ADJACENT TO 4 PAINTER'S ROW, YNYSWEN, TREHERBERT, TREORCHY, CF42 5AU

19/0785/01 Decision Date: 29/08/2019

Proposal: 2 no. fascia signs and 1 no. projecting sign with semi-translucent manifestation on windows.

Location: 11 HIGH STREET, TREORCHY, CF42 6AG

19/0812/01 Decision Date: 03/09/2019

Proposal: Removal of existing 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-poster).

Location: 200 HIGH STREET, TREORCHY, CF42 6AT

Ystrad

19/0684/10 Decision Date: 02/09/2019

Proposal: Proposed spectator stand.

Location: GELLIGALED PARK RUGBY FIELD, TYNTYLA ROAD, YSTRAD, PENTRE

19/0792/01 Decision Date: 03/09/2019

Proposal: Removal of 48 sheet advertising billboard, replacement with a 48 sheet advert to support a digital poster (D-poster).

Location: 37 GELLIGALED ROAD, YSTRAD, PENTRE, CF41 7RH

Trealaw

19/0824/01 Decision Date: 03/09/2019

Proposal: Removal of existing 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-poster).

Location: 261 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2NZ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

23/08/2019 and 05/09/2019

Report for Development Control Planning Committee

Penygraig

19/0813/01 Decision Date: 03/09/2019
Proposal: Removal of existing 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-poster).
Location: LAND TO THE WEST OF PENYGRAIG RD. AND THE NORTH OF 102 PENYGRAIG ROAD, PENYGRAIG, TONYPANDY, CF40 1HB

Maerdy

19/0583/15 Decision Date: 29/08/2019
Proposal: Variation of condition 3 to be changed to 24 hours opening times (of previous planning application 13/0025/10).
Location: INFINITY FITNESS, 17 HIGHFIELD INDUSTRIAL ESTATE, FERNDALE, CF43 4SX

Town (Pontypridd)

19/0749/10 Decision Date: 05/09/2019
Proposal: New dormers to front and rear of dwelling.
Location: 33 WHITEROCK AVENUE, GRAIGWEN, PONTYPRIDD, CF37 2EL

Trallwn

19/0765/10 Decision Date: 04/09/2019
Proposal: Two storey rear extension.
Location: 90 MERTHYR ROAD, PONTYPRIDD, CF37 4DD

Treforest

19/0701/19 Decision Date: 23/08/2019
Proposal: Works to T1 Oak tree (crown lift and removal of lower lateral branches).
Location: GLYNTAFF SIDINGS, PENTREBACH ROAD, PONTYPRIDD, CF37 4BW

Hawthorn

19/0770/10 Decision Date: 29/08/2019
Proposal: Shed to side of property.
Location: 4 HAWTHORN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AT

Ffynon Taf

19/0714/10 Decision Date: 29/08/2019
Proposal: Installation of new boundary fence and vehicular gates to south and east of site perimeter to match existing fence along west perimeter.
Location: CAR PARK, TY DYSGU, CEFN COED, NANTGARW, TAFFS WELL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

23/08/2019 and 05/09/2019

Report for Development Control Planning Committee

Talbot Green

19/0724/01

Decision Date: 29/08/2019

Proposal: Installation of two internally illuminated fascia signs.

Location: UNIT 6 NEXT RETAIL LTD, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN,
PONTYCLUN, CF72 8SY

Llanharry

19/0711/10

Decision Date: 23/08/2019

Proposal: Single storey extension and replacement detached garage.

Location: 32 FFOREST ROAD, LLANHARRY, PONTYCLUN, CF72 9JF

Llanharan

19/0740/10

Decision Date: 03/09/2019

Proposal: Ground floor front & rear extensions.

Location: 14 OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72 9FB

Total Number of Delegated decisions is 24

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/08/2019 and 05/09/2019

Report for Development Control Planning Committee

Llanharan

19/0751/10

Decision Date: 03/09/2019

Proposal: First floor side/front extension, roof alterations and enlargements to create habitable space within the loft and additional car parking spaces to front of dwelling.

Location: 76 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TU

Reason: 1 The proposed extensions, by nature of their scale, massing and siting, are considered to have a detrimental impact upon the character and appearance of the host dwelling and wider area. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

Total Number of Delegated decisions is 1

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated Decisions
(August 2019)

EN/18/00120

Location: Land R/O Clarence Street, Ton Pentre
Breach: Storage containers

Decision: To take enforcement action (to secure the removal of the containers from the land).

Reason: The containers are of a temporary nature and their industrial design has an unacceptable impact on the appearance of the area.

EN/19/00119

Location: Former YMCA, Porth
Breach: Untidy land

Decision: To take enforcement action (to cut back and remove the overgrown vegetation and inert waste materials; and to reinstate/renew the site hoarding).

Reason: The condition of the land has an adverse affect on the amenity of the area.

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – August 2019

Cases

Received	15
Cases resolved	19 (63%)
Complainant acknowledged	91%
Site visit	85%
Case priority	0 (Priority 1) 6 (Priority 2) 9(Priority 3)

Source

Anonymous	4
Councillor	5
Internal/pro-active	3
Public	20
AM/MP	0

Type

Advert	0	Breach of condition	0
Engineering operations	2	Listed Building	0
Change of use	2	Not in accordance	0
Householder	6	Operational development	1
TPO	0	Untidy land	4

Resolution

Remedied	4
No breach	9
Not expedient	1
Planning application submitted	3
Notice served	2

APPEALS RECEIVED

APPLICATION NO: 19/0250
APPEAL REF: A/19/3236121
APPLICANT: Home Farm Estate Holdings Ltd
DEVELOPMENT: Erection of a pair of semi detached 2-bed town houses with parking provision (single garage) and public turning space to improve highways safety.
LOCATION: LAND ADJACENT TO 3 SQUIRES ROW, TONYPANDY.
APPEAL RECEIVED: 28/08/2019
APPEAL START DATE: 03/09/2019

APPEALS DECISIONS RECEIVED

APPLICATION NO: 18/0153
APPEAL REF: A/19/3229518
APPLICANT: Mr & Mrs Parker
DEVELOPMENT: Construction of detached dwelling off a private drive (amended plans received 20/09/18).
LOCATION: PLOT 5, ASHGROVE, YNYSYBWL ROAD, PONTYPRIDD, CF37 3DW
DECIDED: 22/01/2019
DECISION: Refused
APPEAL RECEIVED: 27/05/2019
APPEAL DECIDED: 06/09/2019
APPEAL DECISION: Dismissed