

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT CONTROL
COMMITTEE
17 OCTOBER 2013**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.8
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 18/09/2013 and 04/10/2013.

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.

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APPEALS RECEIVED

APPLICATION NO: 12/1096/10 (MF)
APPEAL REF: A/13/2204844 AP.1128
APPLICANT: Mr. M Grezeskowiak
DEVELOPMENT: Boundary fence and boundary walls, garden level increase (retrospective)
LOCATION: 5 HAFOD LANE, HOPKINSTOWN, PONTYPRIDD
APPEAL RECEIVED: 20/09/2013
APPEAL START DATE: 13/09/2013

APPLICATION NO: 12/1287/10 (EL)
APPEAL REF: A/13/2204755 AP.1127
APPLICANT: Mr. A Williams
DEVELOPMENT: Construction of 2 bungalows together with widening of road Cwm Isaac and forming turning head.
LOCATION: LAND ADJACENT TO 3 CWM ISAAC, RHIGOS, ABERDARE
APPEAL RECEIVED: 10/09/2013
APPEAL START DATE: 12/09/2013

APPLICATION NO: 13/0070/13 (LE)
APPEAL REF: A/13/2206308 AP.1131
APPLICANT: Derwood Homes and Developments Ltd
DEVELOPMENT: Two new detached houses (outline application).
LOCATION: VACANT LAND ADJACENT TO ARDWYN TERRACE, TONYPANDY
APPEAL RECEIVED: 30/09/2013
APPEAL START DATE: 02/10/2013

APPLICATION NO: 13/0125/10 (EL)
APPEAL REF: A/13/2205021 AP.1129
APPLICANT: Ms D Pardoe
DEVELOPMENT: Change of use from residential to residential and office use.
LOCATION: TANGLEWOOD, 18 MAESYFFYNON GROVE, ABERAMAN, ABERDARE
APPEAL RECEIVED: 06/09/2013
APPEAL START DATE: 17/09/2013

APPLICATION NO: 13/0366/10 (KL)
APPEAL REF: A/13/2205995 AP.1133
APPLICANT: Mr. Glan James
DEVELOPMENT: Garage at rear of property (Retrospective) (Amended plans received 28/06/13)
LOCATION: 44 GRAIGWEN ROAD, CYMMER, PORTH
APPEAL RECEIVED: 25/09/2013
APPEAL START DATE: 04/10/2013

APPLICATION NO: 13/0441/10 (BHJ)
APPEAL REF: A/13/2205148 AP.1126
APPLICANT: Mr. H Patel
DEVELOPMENT: Additional apartment with associated works to the rear of
 No. 27 Cardiff Road, Nantgarw.
LOCATION: 27 CARDIFF ROAD, NANTGARW, TAFFS WELL
APPEAL RECEIVED: 12/09/2013
APPEAL START 12/09/2013
DATE:

APPLICATION NO: 13/0504/10 (GW)
APPEAL REF: A/13/2206555 AP.1132
APPLICANT: Mr. C Lewis
DEVELOPMENT: Private garage & store.
LOCATION: 31 CARNE STREET, PENTRE
APPEAL RECEIVED: 02/10/2013
APPEAL START 04/10/2013
DATE:

APPLICATION NO: 13/0660/10 (LE)
APPEAL REF: A/13/2205610 AP.1130
APPLICANT: Mrs. J Powell
DEVELOPMENT: Installation of galvanized roller shutter doors (Retrospective)
LOCATION: 15 DYFODWG STREET, TREORCHY
APPEAL RECEIVED: 18/09/2013
APPEAL START 24/09/2013
DATE:

ENFORCEMENT NO: EN/13/00281 (PM)
APPEAL REF: C/13/2204605 RCT/AP/ENF.115
APPLICANT: Mr. Olatubo Okusanya
REASON FOR Without planning permission the change of use from
ISSUE: dwelling house to a mixed use as a dwelling house and a
 food storage and associated delivery business
LOCATION: 98 QUEEN STREET, TREFOREST, PONTYPRIDD
APPEAL RECEIVED: 28/08/2013
APPEAL START 16/09/2013
DATE

ENFORCEMENT NO: EN/12/00123 (JW)
APPEAL REF: C/13/2205026 RCT/AP/ENF.116
APPLICANT: Ms. Diane Pardoe
REASON FOR Without planning permission the change of use from
ISSUE: dwelling house to a mixed use as a dwelling house and a
 business use
LOCATION: 18 MAEAYFFYNNON GROVE, ABERAMAN, ABERDARE
APPEAL RECEIVED: 06/09/2013
APPEAL START 17/09/2013
DATE

APPEAL DECISIONS RECEIVED

APPLICATION NO: 13/0341/10 (GW)
APPEAL REF: A/13/2201824 AP.1121
APPLICANT: Mr. P Rooney
DEVELOPMENT: Two storey side extension.
LOCATION: 3 PLAS YR ODYN, LLANHARRY, PONTYCLUN, CF72 9NB
DECIDED: 28/05/2013
DECISION: Refuse
APPEAL RECEIVED: 15/07/2013
APPEAL DECIDED: 06/09/2013
APPEAL DECISION: **Allowed With Conditions**

APPLICATION NO: 13/0393/10 (JAW)
APPEAL REF: A/13/2203129 AP.1123
APPLICANT: Ms H Lawes
DEVELOPMENT: Two storey extension to form a bedroom over existing lounge and a single storey extension to form a dining area.
LOCATION: 19 NANT-Y-COED, THOMASTOWN, TONYREFAIL
DECIDED: 11/06/2013
DECISION: Refuse
APPEAL RECEIVED: 06/08/2013
APPEAL DECIDED: 27/09/2013
APPEAL DECISION: **Dismiss**

Decision letters regarding planning and enforcement appeals will be made available on request.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 18/09/2013 and 04/10/2013****Report for Development Control Planning Committee****Hirwaun****13/0147/12** Decision Date: 02/10/2013**Proposal:** Re-instatement of window into front elevation.**Location:** 44 SWANSEA ROAD, HIRWAUN, ABERDARE, CF44 9PE**13/0840/10** Decision Date: 04/10/2013**Proposal:** Garage and concrete apron.**Location:** LAND TO THE REAR OF 44 SWANSEA ROAD, HIRWAUN, ABERDARE, CF44 9PE**13/0844/10** Decision Date: 04/10/2013**Proposal:** Construction of new external single toilet adjacent to side entrance (Amended plans received 19/09/13).**Location:** 34A BETHEL PLACE, HIRWAUN, ABERDARE, CF44 9PD**Aberdare West/Llwydcoed****13/0742/10** Decision Date: 27/09/2013**Proposal:** Ground floor conservatory extension to the rear elevation.**Location:** THE CARETAKERS HOUSE, MAESGWYN SCHOOL, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8TW**13/0759/10** Decision Date: 19/09/2013**Proposal:** 1 no. steel storage cabin. 1 no. steel welfare cabin.**Location:** AFC LLWYDCOED, WELFARE GROUND, LLWYDCOED ROAD, ABERDARE**Aberdare East****13/0628/01** Decision Date: 24/09/2013**Proposal:** 1 No integrated projecting sign. 1 No ATM collar. 1 No fascia Sign. 1 No marketing unit (Amended plans received 13/09/13).**Location:** HALIFAX PLC, 14 CANON STREET, ABERDARE, CF44 7AP**Cwmbach****13/0809/10** Decision Date: 20/09/2013**Proposal:** Two storey and single storey extension to the rear, together with a single storey extension to the side.**Location:** 5 GOWER ROAD, CWMBACH, ABERDARE, CF44 0LE**Mountain Ash West****13/0832/10** Decision Date: 23/09/2013**Proposal:** External vertical lift to front of property.**Location:** 73 BRYNIFOR, MOUNTAIN ASH, CF45 3AB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 18/09/2013 and 04/10/2013****Report for Development Control Planning Committee****Ynysybwll****13/0771/10** Decision Date: 24/09/2013**Proposal:** Conservatory to rear elevation.**Location:** 14 HEOL PEN-Y-PARC, YNYSYBWL, PONTYPRIDD, CF37 3JL**Aberaman North****13/0452/10** Decision Date: 30/09/2013**Proposal:** Four bedroom house with integral double garage (Amended plans received 24/07/13 & 05/08/13).**Location:** LAND AT GASWORKS ROAD, ABERAMAN, ABERDARE, CF44 6RS**13/0554/10** Decision Date: 02/10/2013**Proposal:** Four bedroom detached dwelling with off road parking.**Location:** LAND TO THE FRONT OF 17 BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW**Aberaman South****13/0793/10** Decision Date: 02/10/2013**Proposal:** Single detached garage with associated works**Location:** NEW HAVEN, 21 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY**Treorchy****13/0679/10** Decision Date: 30/09/2013**Proposal:** Rear extension, internal modifications and new shop fronts.**Location:** 110/111 BUTE STREET, TREORCHY, CF42 6AU**13/0702/10** Decision Date: 19/09/2013**Proposal:** Extend an existing terraced property with a two storey extension to the rear of the building and roller shutter door adjacent to lane. (Amended description and additional plan received 22/08/13).**Location:** 40 BUTE STREET, TREORCHY, CF42 6BS**13/0752/01** Decision Date: 23/09/2013**Proposal:** New signage.**Location:** 110 BUTE STREET, TREORCHY, CF42 6AU**Pentre****13/0787/10** Decision Date: 30/09/2013**Proposal:** New shop front.**Location:** 21 CHURCH ROAD, TON PENTRE, PENTRE, CF41 7ED

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 18/09/2013 and 04/10/2013****Report for Development Control Planning Committee****Tonypandy****13/0753/10** Decision Date: 27/09/2013**Proposal:** Upgrade and repair of shop front and erection of new air-conditioning condenser to rear of property.**Location:** GREGGS THE BAKERS, 37 DUNRAVEN STREET, TONYPANDY, CF40 1AL**13/0754/01** Decision Date: 23/09/2013**Proposal:** New signage to front elevation.**Location:** GREGGS THE BAKERS, 37 DUNRAVEN STREET, TONYPANDY, CF40 1AL**Trealaw****13/0851/10** Decision Date: 20/09/2013**Proposal:** Detached garage to rear garden.**Location:** 87 TREALAW ROAD, TREALAW, TONYPANDY, CF40 2NR**Cymmer****13/0805/10** Decision Date: 04/10/2013**Proposal:** Remodelling and refurbishment of the existing building (to provide 12 No. one bed flats) and associated works.**Location:** 1 DYLLAS COURT, CYMMER, PORTH, CF39 9HH**13/0831/10** Decision Date: 02/10/2013**Proposal:** Full width single storey extension to rear.**Location:** 54 GLYNFACH ROAD, GLYNFACH, PORTH, CF39 9LF**13/0861/10** Decision Date: 02/10/2013**Proposal:** Block up existing front steps and construct new steps and pillars and engineering works to front garden**Location:** 164 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 18/09/2013 and 04/10/2013****Report for Development Control Planning Committee****Cilfynydd****13/0723/10** Decision Date: 20/09/2013**Proposal:** Garden shed, deck and boundary walls**Location:** 78 WILLIAM STREET, CILFYNYDD, PONTYPRIDD, CF37 4EH**13/0819/10** Decision Date: 23/09/2013**Proposal:** Ground floor single storey rear extension. New dormers to front and rear and existing roof space laid out to form bedrooms and bathrooms.**Location:** 14 SILVERHILL CLOSE, CILFYNYDD, PONTYPRIDD, CF37 4HU**Glyncoch****13/0862/10** Decision Date: 02/10/2013**Proposal:** Creating ramp to front of property**Location:** 67 PORCHER AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3DD**Town (Pontypridd)****13/0411/10** Decision Date: 30/09/2013**Proposal:** One detached dwelling.**Location:** 18 GRAIGWEN ROAD, GRAIGWEN, PONTYPRIDD, CF37 2HD**13/0807/01** Decision Date: 02/10/2013**Proposal:** Fascia sign with projecting sign.**Location:** WARREN JAMES, 71 TAFF STREET, PONTYPRIDD, CF37 4SU**Trallwn****13/0788/10** Decision Date: 02/10/2013**Proposal:** Refurbishment, improvements and repairs to former coach house to provide additional accommodation ancillary to the use of No. 60 Merthyr Road, including raising the ridge line.**Location:** 60 MERTHYR ROAD, PONTYPRIDD, CF37 4DD**Treforest****13/0695/10** Decision Date: 23/09/2013**Proposal:** Surface the existing overspill carpark within the Glyntaff Campus.**Location:** UNIVERSITY OF SOUTH WALES, GLYNTAFF CAMPUS, CEMETERY ROAD, GLYNTAFF, PONTYPRIDD.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 18/09/2013 and 04/10/2013****Report for Development Control Planning Committee****Rhydyfelin Central****13/0818/10** Decision Date: 02/10/2013**Proposal:** Front porch incorporating w.c.**Location:** 60 HOLLY STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DA**Hawthorn****13/0741/15** Decision Date: 25/09/2013**Proposal:** Variation of condition 5 of planning permission 56/79/1927 to allow the building to be used to sell a wider range of goods.**Location:** FORMER FOCUS DIY UNIT, UPPER BOAT TRADING ESTATE, UPPER BOAT, PONTYPRIDD, CF37 5BP**13/0810/01** Decision Date: 30/09/2013**Proposal:** 1 no. free standing externally illuminated totem sign.**Location:** GRIFFIN MILL GARAGES LTD, HEOL-Y-BWNSY, UPPER BOAT, PONTYPRIDD, CF37 5YE**Llantwit Fardre****13/0645/10** Decision Date: 02/10/2013**Proposal:** Erection of a log cabin and variation of condition 6 of application 56/84/0898 to allow sale of fresh fruit and vegetables and specialist welsh food and drink**Location:** BROOK FARM, HEOL CREIGIAU, EFAIL ISAF, PONTYPRIDD, CF38 1BG**13/0812/10** Decision Date: 23/09/2013**Proposal:** Garage conversion and extension.**Location:** 36 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD**Church Village****13/0884/19** Decision Date: 03/10/2013**Proposal:** Crown reduction of 1 Oak tree in garden**Location:** 2 LIMETREE CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 2GE**Tonyrefail West****13/0738/10** Decision Date: 18/09/2013**Proposal:** Conservatory extension**Location:** 11 PARC DAN Y BRYN, TONYREFAIL, PORTH, CF39 8JS**13/0774/10** Decision Date: 27/09/2013**Proposal:** Internal and external alterations including new front gable roof to bay window and externally applied insulation and render.**Location:** 26 GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 18/09/2013 and 04/10/2013****Report for Development Control Planning Committee****Town (Llantrisant)****13/0800/10** Decision Date: 01/10/2013**Proposal:** Side and rear extension**Location:** 7 NEWBRIDGE ROAD, LLANTRISANT, PONTYCLUN, CF72 8EX**13/0878/10** Decision Date: 02/10/2013**Proposal:** Construction of an aperture for an external lift to the front and associated works including engineering works, retaining wall and balustrade and gates**Location:** 51 DAN CAERLAN, LLANTRISANT, PONTYCLUN, CF72 8HD**Pontyclun****13/0076/10** Decision Date: 19/09/2013**Proposal:** Extension to the height of the eaves and ridgeline (Amended description and amended plans received 19th August 2013)**Location:** 29 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP**Brynna****13/0537/10** Decision Date: 02/10/2013**Proposal:** Change of outbuilding into holiday accommodation including retention of completed alterations and extension.**Location:** THE OLD RECTORY, LLANILID, PENCOED, BRIDGEND, CF35 5LA**13/0733/10** Decision Date: 25/09/2013**Proposal:** 2 storey extension to rear**Location:** 28 DUFFRYN CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RS

Total Number of Delegated decisions is 42

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 18/09/2013 and 04/10/2013****Report for Development Control Planning Committee**

Treforest**13/0524/10**

Decision Date: 02/10/2013

Proposal: Alterations to means of enclosure and access for an existing use.**Location:** THE RED LOUNGE RESTAURANT AND LICENSED BAR, 71 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RJ**Reason: 1** The extension would encourage the congregation of patrons outside the premises that would increase levels of noise and disturbance to the unacceptable detriment of residential amenity contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The extension, by virtue of its design and appearance is considered to represent an unacceptable and incongruous feature within the street scene that is detrimental to the character and appearance of the site and the visual amenity of the surrounding area contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

13/0801/10

Decision Date: 30/09/2013

Proposal: Dropped kerb and vehicle crossover at 9 Pentrebach Road and to pavement opposite.**Location:** 9 PENTREBACH ROAD AND THE AREA OF LAND OPPOSITE, PONTYPRIDD, CF37 4BW**Reason: 1** The proposed development would result in an adverse impact on pedestrian and highway safety in the vicinity of the site; as such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, by reason of the following:

The proposed car parking area is sub-standard in width and length and will therefore lead to blocking of the public footway to the detriment of pedestrian safety.

The proposed development will generate vehicular reversing movements to and from Pentrebach Road A4054, creating traffic hazards to the detriment of highway safety and free flow of traffic.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 18/09/2013 and 04/10/2013****Report for Development Control Planning Committee**

Llanharry**13/0775/10** Decision Date: 24/09/2013**Proposal:** Two storey side extension & car port**Location:** 8 Ffordd Helygen, Elms Farm, Llanharry, Pontyclun, CF72 9GJ**Reason: 1** The proposed extension by virtue of its siting, scale and design would result in an over-intensive development that would have an unacceptable impact on the character and appearance of the street scene. Accordingly, the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan**Reason: 2** In the absence of adequate off-street parking facilities, the development would generate additional on-street parking in a turning area, creating hazards to the detriment of highway safety. Accordingly, the proposal is contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** The proposed extension by virtue of its siting and scale would result in an unacceptable loss of light to the side shower room window at No. 8 Ffordd Helygen. As such, it would have an unacceptable detrimental impact on the level of amenity currently enjoyed by those occupiers. Accordingly, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

13/0780/10 Decision Date: 02/10/2013**Proposal:** First floor side extension and change to roof of existing store**Location:** SWN Y COED, TYLE GARW, PONTYCLUN, CF72 9HD**Reason: 1** The proposed extension, arising from its siting, scale and design would result in an unsympathetic and inharmonious addition that would have a detrimental impact on the character and appearance of the existing semi-detached property and the surrounding locality. As such the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions 4

Planning Enforcement Activity : September 2013

Cases	Received		61		
	Resolved		47		
	Ongoing		277		
	12 week target (75%)		77%	Within 36	Outside 11
	Complaint acknowledgement target		69%	Within 31	Outside 14
	Site visit target		89%	Within 39	Outside 5
	Priority	1	-		
2		32			
3		29			
Source	AM/MP		-		
	Anonymous		6		
	Councillor		4		
	Internal/Pro-Active		18		
	Public		33		
Type	Advert		1	Listed building/Con Area Consent	-
	Engineering operations		6	Not in accordance with approved plans / pre-commence conditions	8
	Change of use		8	Operational development	7
	Householder		18	Unauthorised Tree Works	-
	Breach of Condition Notice		8	S215 Untidy land / buildings	5
Resolution	Remedied		8		
	No breach		19		
	Not expedient		1		
	Referred to Planning Officer		7		
	Planning application		9		
	Notice served	Enforcement	3		
		Breach of Condition	-		
		S.215 (untidy land)	-		

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Enforcement Delegated decisions made between 01/09/2013 and 30/09/2013**

EN/11/00599 **Decision:** Notice Served

Breach: Reconstruction of front of outbuilding
Location: 9 Sunny Bank, Clydach, Tonypany, CF40 2RT

EN/13/00323 **Decision:** Notice Served

Breach: Front Porch
Location: Royal Oak Public House, Morgan Row, Cwmbach, Aberdare. CF44 0DU

EN/13/00341 **Decision:** Notice Served

Breach: Not in accordance with approved plans (08/0052)
Location: Former Surgery site, Field Street, Penygraig

PRE/13/05052 **Decision:** Not expedient

Breach: Internal and external alterations
Location: 26 Gilfach Road, Tonyrefail, Porth, CF39 8HH

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

DEVELOPMENT CONTROL COMMITTEE

17 OCTOBER 2013

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 425004)**

See Relevant Application File