

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE  
20 FEBRUARY 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

|   | Agenda Item No. 7 |
|---|-------------------|
| <b>INFORMATION FOR MEMBERS,<br/>PERTAINING TO ACTION TAKEN<br/>UNDER DELEGATED POWERS</b> |                   |

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 27/01/2014 and 06/02/2014.

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:** 13/0285/10 (PB)  
**APPEAL REF:** A/14/2211628 AP.1144  
**APPLICANT:** A & C Builders (Beddau) Ltd  
**DEVELOPMENT:** Erection of a bungalow and 2 one bedroom flats together with external works. (Amended plans received 9th August 2013 showing revised design of bungalow and retention of 7 out of 11 trees on site)  
**LOCATION:** LAND OFF HEOL HENSOL, YORKDALE, BEDDAU, PONTYPRIDD.  
**APPEAL RECEIVED:** 09/01/2014  
**APPEAL START DATE:** 13/01/2014

**APPLICATION NO:** 13/0658/10 (DB)  
**APPEAL REF:** A/13/2206850 AP.1145  
**APPLICANT:** Distributed Generation Ltd  
**DEVELOPMENT:** Installation of 500kW wind turbine (39m rotor, 50m tower) at Penrhiwfer Farm  
**LOCATION:** LAND ASSOCIATED WITH PENRHIWFER FARM, TONYPANDY, CF40 1SE  
**APPEAL RECEIVED:** 08/10/2013  
**APPEAL START DATE:** 15/01/2014

**APPLICATION NO:** 13/0919/10 (KL)  
**APPEAL REF:** A/14/2212611 AP.1147  
**APPLICANT:** Mr. R Evans  
**DEVELOPMENT:** Build a decked seating area with protective balustrade on top of the existing flat roof garage.  
**LOCATION:** 27 OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72 9FB  
**APPEAL RECEIVED:** 24/01/2014  
**APPEAL START DATE:** 06/02/2014

**APPLICATION NO:** 13/1224/10 (EL)  
**APPEAL REF:** A/14/2212295 AP.1146  
**APPLICANT:** Mr. R O'Reilly  
**DEVELOPMENT:** Construction of 1 No. detached house and garage, realignment of existing driveway within current boundaries.  
**LOCATION:** PWLL ARIAN, HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL  
**APPEAL RECEIVED:** 21/01/2014  
**APPEAL START DATE:** 21/01/2014

### **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 13/0070/13 (BJW)  
**APPEAL REF:** A/13/2206308 AP.1132  
**APPLICANT:** Derwood Homes and Developments Ltd  
**DEVELOPMENT:** Two new detached houses (outline application).  
**LOCATION:** VACANT LAND ADJACENT TO ARDWYN TERRACE, TONYPANDY  
**DECIDED:** 27/06/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 30/09/2013  
**APPEAL DECIDED:** 16/01/2014  
**APPEAL DECISION:** **Allowed With Conditions**

**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, CF39 9HA  
**DECIDED:** 05/08/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 25/09/2013  
**APPEAL DECIDED:** 21/01/2014  
**APPEAL DECISION:** **Dismiss**

**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, CF42 6NN  
**DECIDED:** 25/07/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 18/09/2013  
**APPEAL DECIDED:** 10/01/2014  
**APPEAL DECISION:** **Allow**

**APPLICATION NO:** 13/0673/10 (LE)  
**APPEAL REF:** A/13/2208029 AP.1136  
**APPLICANT:** Mr. R A Wiley  
**DEVELOPMENT:** Retrospective planning application for conversion of basement into a one bedroom flat and infill elevated decking to the rear and replace flat roof with an apex roof to rear extension.  
**LOCATION:** 71 EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NR  
**DECIDED:** 20/08/2013  
**DECISION:** Refuse  
**APPEAL RECEIVED:** 29/10/2013

**APPEAL DECIDED:** 06/02/2014

**APPEAL DECISION:** **Allow**

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: 27/01/2014 and 06/02/2014**

### **Report for Development Control Planning Committee**

#### **Hirwaun**

**13/1351/10** Decision Date: 29/01/2014

**Proposal:** Detached double garage.

**Location:** 52 SPRINGFIELD GARDENS, HIRWAUN, ABERDARE, CF44 9LY

**14/0007/10** Decision Date: 31/01/2014

**Proposal:** Single storey extension to rear.

**Location:** 25 STATION ROAD, HIRWAUN, ABERDARE, CF44 9TA

#### **Aberdare West/Llwydcoed**

**13/1313/15** Decision Date: 06/02/2014

**Proposal:** Condition 5 to read: "Deliveries of waste to the Site shall not take place other than during the following hours: i) Monday to Friday 07:00 to 18:00 hours ii) Saturday, Sundays Bank or Public Holidays (except

**Location:** AMGEN RHONDDA LTD, BRYN PICA LANDFILL AND RECYCLING, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0BX

**13/1319/10** Decision Date: 29/01/2014

**Proposal:** Extension to 3 bedroom bungalow

**Location:** 10 ASH GROVE, TRECYNON, ABERDARE, CF44 8EH

**14/0011/10** Decision Date: 31/01/2014

**Proposal:** Two storey and first floor rear extension with alterations

**Location:** 1 TREFELIN, TRECYNON, ABERDARE, CF44 8LB

#### **Penrhiwceiber**

**13/1216/09** Decision Date: 29/01/2014

**Proposal:** Certificate of Lawfulness for a Proposed Development - Lean to extension with glass roof.

**Location:** 8 GLADSTONE STREET, MOUNTAIN ASH, ABERDARE CF45 3BT

#### **Abercynon**

**13/1254/10** Decision Date: 31/01/2014

**Proposal:** 1st floor rear extension with balcony to be added to existing ground floor extension

**Location:** 16 MARTINS TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4SB

**13/1291/08** Decision Date: 05/02/2014

**Proposal:** Erect new 6 metre high flag pole in external front entrance forecourt.

**Location:** ABERCYNON INFANTS SCHOOL, YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SU

# **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

## **Development Control : Delegated Decisions (Permissions) between: 27/01/2014 and 06/02/2014**

### **Report for Development Control Planning Committee**

#### **Aberaman South**

**12/1026/09**

Decision Date: 28/01/2014

**Proposal:** Lawful Development Certificate for an Existing use of the site for residential development (as granted by Aberdare Urban District Council on 25th October 1972).

**Location:** FFORCHNEOL PARK, CWMAMAN, ABERDARE, CF44 6LN

#### **Treorchy**

**13/1165/10**

Decision Date: 04/02/2014

**Proposal:** Change of use of land from former builders yard to residential garden and erection of double garage.

**Location:** 155 BUTE STREET, TREORCHY, CF42 6BY

#### **Penygraig**

**13/1346/10**

Decision Date: 27/01/2014

**Proposal:** Erection of a garden shed.

**Location:** 16 ALFRED STREET, WILLIAMSTOWN, TONYPANDY, CF40 1PD

#### **Porth**

**13/1045/10**

Decision Date: 30/01/2014

**Proposal:** Change of use of house to 2 self contained apartments (Amended plans received 25/11/13 and Flood Consequence Assessment received 5/12/13)

**Location:** 18 FOUNDRY PLACE, PORTH, CF39 9PN

#### **Tylorstown**

**13/1171/10**

Decision Date: 04/02/2014

**Proposal:** Two storey terraced property on existing infill site.

**Location:** 107 LLEWELLYN STREET, PONTYGWAITH, FERNDAL, CF43 3LD

#### **Ferndale**

**13/1003/10**

Decision Date: 04/02/2014

**Proposal:** Conversion of shop to residential use (Amended Description 21/11/13 and Amended Plans 10/12/13)

**Location:** 58 DYFFRYN STREET, FERNDAL, CF43 4EW

**13/1342/10**

Decision Date: 29/01/2014

**Proposal:** Demolition of existing side annex/out-building store & rear single storey kitchen/bathroom annex. Proposed 2 storey side and rear extensions with internal alterations to modernise dwelling.

**Location:** 18 FOUNTAIN STREET, FERNDAL, CF43 4SA

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 27/01/2014 and 06/02/2014****Report for Development Control Planning Committee****Glyncoch****14/0005/10** Decision Date: 31/01/2014**Proposal:** Single storey rear extension**Location:** 24 CONWAY CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3AW**Town (Pontypridd)****13/1129/12** Decision Date: 30/01/2014**Proposal:** Complete refurbishment (application for listed building consent).**Location:** 43 LANPARK ROAD, GRAIGWEN, PONTYPRIDD, CF37 2DF**13/1227/12** Decision Date: 30/01/2014**Proposal:** Replace side entrance door.**Location:** LLOYDS TSB, 4A MARKET STREET, PONTYPRIDD, CF37 2TF**Trallwn****14/0027/08** Decision Date: 30/01/2014**Proposal:** Prior notification of the demolition of the paddling pool (This is not a planning application but for the method of demolition only)**Location:** YNYSANGHARAD WAR MEMORIAL PARK PADDLING POOL, PONTYPRIDD**Rhondda****13/1283/10** Decision Date: 27/01/2014**Proposal:** Single storey bedroom extension to side with ensuite shower room.**Location:** 83 TREHAFOD ROAD, PONTYPRIDD, CF37 2LR**13/1305/10** Decision Date: 04/02/2014**Proposal:** Demolish existing single storey sub standard annexe and lean to kitchenette and construct two storey extension with internal alterations.**Location:** 17 HURFORD STREET, MAESYCOED, PONTYPRIDD, CF37 1EW**Graig****13/1272/12** Decision Date: 05/02/2014**Proposal:** Minor works for Pontypridd (Internal) altering existing floorplan to accommodate staff needs involving the demolition of two internal walls and the creation of MF stud walls (Listed Building Consent).**Location:** VALLEY LINES, PONTYPRIDD RAILWAY STATION, PONTYPRIDD, CF37 1DT

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 27/01/2014 and 06/02/2014**

**Report for Development Control Planning Committee**

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**Tonteg**

**14/0016/10** Decision Date: 04/02/2014

**Proposal:** Combination hipped lean to and Edwardian style conservatory to rear/side of dwelling.

**Location:** 1 MAIN ROAD, TONTEG, PONTYPRIDD, CF38 1PW

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**Town (Llantrisant)**

**13/0879/10** Decision Date: 30/01/2014

**Proposal:** To provide a garden area adjacent to plot 4 and re-locate existing parking spaces.

**Location:** 4 ERW HIR, LLANTRISANT, PONTYCLUN, CF72 8BX

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**Talbot Green**

**13/1308/10** Decision Date: 29/01/2014

**Proposal:** To erect a white PVcu conservatory to the rear of the property.

**Location:** 13 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

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**Pontyclun**

**13/1097/01** Decision Date: 04/02/2014

**Proposal:** 1 x fascia sign - externally illuminated by 2 x trough lighting units to front elevation and 1x internally illuminated projection sign (Amended Plan Received 13/12/2013)

**Location:** BARGAIN BOOZE, 3-7 COWBRIDGE ROAD, PONTYCLUN, CF72 9EA

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Total Number of Delegated decisions is 26



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 27/01/2014 and 06/02/2014**

**Report for Development Control Planning Committee**

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**Cilfynydd**

**13/1229/10**                      Decision Date: 04/02/2014

**Proposal:** Revised Access and Turning Area.

**Location:** FORESTRY LAND KNOWN AS COED PANT DU UCHAF, PANT DU ROAD, CILFYNYDD, CF37 4EP

**Reason: 1** 1. The proposed development is considered to be contrary to Policies AW5, AW6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

There are insufficient details of the means of construction of the proposed development, particularly the amount and nature of the engineering operations and potential cut and/ or fill operations to enable an assessment of the proposed developments impact upon the character and appearance of the surrounding Special Landscape Area.

There are insufficient details of the proposed development, in particular there is no swept path analysis provided to demonstrate that timber lorries can adequately enter and leave the site access via Pant Ddu Road; and there is no indication of provision of passing bays to facilitate vehicles to pass each other along Pant Ddu Road, to enable an adequate assessment of highway safety considerations to be made.

Pant Ddu Road leading to the proposed access is sub-standard in terms of highway geometry, forward visibility, highway structures and structural integrity that lacks adequate drainage, street lighting and passing bay facilities to cater for the additional traffic that would be generated by the proposed development which would result in increased hazards to the detriment of the safety of all highway users and free flow of traffic.

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**Trallwn**

**13/1318/10**                      Decision Date: 06/02/2014

**Proposal:** First floor extension.

**Location:** 16A ALPHA STREET, PONTYPRIDD, CF37 4RT

**Reason:** 1. The height and proximity of the extension to neighbouring properties would result in an unacceptable loss of daylight and overbearing impact upon the amenity of occupiers of neighbouring dwellings. As such, the proposed development is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Pontyclun**

**13/1314/10**                      Decision Date: 27/01/2014

**Proposal:** Hip to gable end roof conversion & extension with installation of roof windows.

**Location:** 6 ACORN CLOSE, MISKIN, PONTYCLUN, CF72 8SQ

**Reason: 1** The proposed alterations, arising from their scale and design would result in an unsympathetic form of development which would appear both overly prominent and out of keeping with the existing street scene, to the detriment of the character and appearance of the immediate locality. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 27/01/2014 and 06/02/2014**

**Report for Development Control Planning Committee**

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Total Number of Delegated decisions is 3

**Planning Enforcement Activity : January 2014**

Development Control Committee Agenda - 20 February 2014

|       |                                  |    |     |           |            |
|-------|----------------------------------|----|-----|-----------|------------|
| Cases | Received                         |    | 44  |           |            |
|       | Resolved                         |    | 39  |           |            |
|       | Ongoing                          |    | 264 |           |            |
|       | 12 week target (75%)             |    | 74% | Within 29 | Outside 10 |
|       | Complaint acknowledgement target |    | 76% | Within 22 | Outside 7  |
|       | Site visit target                |    | 88% | Within 30 | Outside 4  |
|       | Priority                         | 1  | -   |           |            |
| 2     |                                  | 28 |     |           |            |
| 3     |                                  | 16 |     |           |            |

|        |                     |  |    |  |  |
|--------|---------------------|--|----|--|--|
| Source | AM/MP               |  | -  |  |  |
|        | Anonymous           |  | 3  |  |  |
|        | Councillor          |  | 4  |  |  |
|        | Internal/Pro-Active |  | 9  |  |  |
|        | Public              |  | 28 |  |  |

|      |                            |  |    |   |   |
|------|----------------------------|--|----|---|---|
| Type | Advert                     |  | 1  | Listed building/Con Area Consent                                | - |
|      | Engineering operations     |  | 2  | Not in accordance with approved plans / pre-commence conditions | 5 |
|      | Change of use              |  | 15 | Operational development   | 6 |
|      | Householder                |  | 10 | Unauthorised Tree Works   | - |
|      | Breach of Condition Notice |  | 2  | S215 Untidy land / buildings                                    | 3 |

|                     |                              |                     |    |  |  |
|---------------------|------------------------------|---------------------|----|--|--|
| Resolution          | Remedied                     |                     | 13 |  |  |
|                     | No breach                    |                     | 17 |  |  |
|                     | Not expedient                |                     | -  |  |  |
|                     | Referred to Planning Officer |                     | 5  |  |  |
|                     | Planning application         |                     | 3  |  |  |
|                     | Notice served                | Enforcement         | 1  |  |  |
|                     |                              | Breach of Condition | -  |  |  |
| S.215 (untidy land) |                              | -                   |    |  |  |

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Enforcement Delegated decisions made between 01/01/2014 and 31/01/2014**

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**EN/14/00010**

**Decision:** Notice Served

**Breach:** Porch and pergola

**Location:** The Red Lounge, 71 Wood Road, Treforest

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**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**

**20 FEBRUARY 2014**

**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**