

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

**DEVELOPMENT CONTROL  
COMMITTEE  
16 JULY 2015**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	Agenda Item No.10
<b>INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b>	

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 22/06/2015 and 03/07/2015.

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 (Committee 16/07/15)**

**APPLICATION NO:** 14/1415/10 (MF)  
**APPEAL REF:** A/15/3069980  
**APPLICANT:** Mr A Denning  
**DEVELOPMENT:** Decked area constructed at the back garden of the property spanning from the back wall to the garden 2.5m x 3m (Retrospective)  
**LOCATION:** 79 ABERCYNON ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4NG.  
**APPEAL RECEIVED:** 24/06/2015  
**APPEAL START DATE:** 02/07/2015

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: 22/06/2015 and 03/07/2015****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

**15/0558/10** Decision Date: 24/06/2015  
**Proposal:** To change an existing room from a Post Office to a single living room with entrance corridor.  
**Location:** 4A DARE ROAD, CWMDARE, ABERDARE, CF44 8UB

**15/0619/08** Decision Date: 03/07/2015  
**Proposal:** Construction of new external lift and relocation of existing walls.  
**Location:** PARK LANE SPECIAL SCHOOL, PARK LANE, TRECYNON, ABERDARE, CF44 8HN

**Cwmbach**

**15/0637/10** Decision Date: 03/07/2015  
**Proposal:** Installation of 2 air conditioning units to rear.  
**Location:** UNIT 3A RIVERSIDE RETAIL PARK, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

**15/0638/01** Decision Date: 03/07/2015  
**Proposal:** New signage scheme - one fascia sign, one projecting sign and two internal window graphics.  
**Location:** UNIT 3A RIVERSIDE RETAIL PARK, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

**Mountain Ash East**

**15/0480/10** Decision Date: 02/07/2015  
**Proposal:** Demolition of existing structurally defective domestic garage and reconstruction  
**Location:** LAND ADJACENT TO NO. 45 CARDIFF ROAD, MOUNTAIN ASH CF45 4HD

**Abercynon**

**15/0534/10** Decision Date: 30/06/2015  
**Proposal:** 1st floor extension over existing kitchen/dining area.  
**Location:** 42 JENKIN STREET, ABERCYNON, MOUNTAIN ASH, CF45 4UL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 22/06/2015 and 03/07/2015****Report for Development Control Planning Committee****Treherbert**

**15/0627/10** Decision Date: 03/07/2015  
**Proposal:** Erection of a detached garage at the rear.

**Location:** 25 STUART STREET, TREHERBERT, TREORCHY, CF42 5PR

**15/0629/10** Decision Date: 03/07/2015  
**Proposal:** Single storey extension to rear

**Location:** COED EBRILL, 2 TYDRAW TERRACE, TYNEWYDD, TREHERBERT, CF42 5DF

**Pentre**

**15/0345/10** Decision Date: 25/06/2015  
**Proposal:** Single detached garage with blockwork construction and flat roof. (Amended plans received 30/04/15)

**Location:** LAND TO REAR OF 23 CLARENCE STREET, TON PENTRE, CF41 7LP.

**15/0572/10** Decision Date: 24/06/2015  
**Proposal:** A3 use of existing shop unit for seating area for connecting food business.

**Location:** 33 YSTRAD ROAD, YSTRAD, PENTRE, CF41 7PH

**Ystrad**

**15/0600/10** Decision Date: 03/07/2015  
**Proposal:** Change of Use from Industrial Unit (B class) to a Personal Training Unit (D2 fitness use) - thereby allowing the extension/enlargement of the existing fitness studio within Unit 41

**Location:** UNIT 43 TAPPER, GELLI INDUSTRIAL ESTATE, GELLI, PENTRE, CF41 7UW

**Cwm Clydach**

**15/0628/10** Decision Date: 03/07/2015  
**Proposal:** Two storey full width extension and a detached garage.

**Location:** 52A MARIAN STREET, CLYDACH VALE, TONYPANDY, CF40 2DW

**Porth**

**15/0320/10** Decision Date: 25/06/2015  
**Proposal:** New shop front (as approved ref: 11/1308/10) and conversion of first floor into 2 no. one bed flats.

**Location:** 11 HANNAH STREET, PORTH, CF39 9PU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 22/06/2015 and 03/07/2015**

**Report for Development Control Planning Committee**

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**Tylorstown**

**15/0458/10**                      Decision Date:    29/06/2015

**Proposal:**                      Construction of a conservatory.

**Location:**                      11 PENRHYS ROAD, TYLORSTOWN, FERNDAL, CF43 3BB

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 22/06/2015 and 03/07/2015****Report for Development Control Planning Committee****Cilfynydd****15/0497/10** Decision Date: 25/06/2015**Proposal:** Change of use from shop to dwelling house, works to include external alterations including the replacement of the existing shop frontage.**Location:** 36 RICHARD STREET, CILFYNYDD, PONTYPRIDD, CF37 4NP**Town (Pontypridd)****15/0688/10** Decision Date: 03/07/2015**Proposal:** Installation of new shop front and retention of single ground floor retail unit and refurbishment of external elevations.**Location:** JOHN FRAZER, 56 - 58 TAFF STREET, PONTYPRIDD, CF37 4TD**Trallwn****15/0563/10** Decision Date: 23/06/2015**Proposal:** First floor bedroom extension (amended plans received 1st June 2015)**Location:** 43 SION STREET, PONTYPRIDD, CF37 4SD**Rhondda****15/0509/13** Decision Date: 25/06/2015**Proposal:** One detached dwelling. (Outline application)**Location:** PLOT 9, DANYLAN ROAD, MAESYCOED, PONTYPRIDD, CF37 1ES**15/0516/10** Decision Date: 26/06/2015**Proposal:** Aluminium fencing enclosing existing allotment (retrospective).**Location:** LAND TO THE REAR OF 26-40 LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU**Hawthorn****15/0533/10** Decision Date: 03/07/2015**Proposal:** Bungalow extension (including attic accommodation at first floor)**Location:** TY BACH, HEOL-Y-BWNSI, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7TF**Llantwit Fardre****15/0578/10** Decision Date: 23/06/2015**Proposal:** Single storey full width extension to rear**Location:** 8 HEOL-Y-MAES, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EZ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 22/06/2015 and 03/07/2015****Report for Development Control Planning Committee****Pontyclun****15/0495/10**

Decision Date: 03/07/2015

**Proposal:**

Single story extension to the rear of the property.

**Location:**

4 ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH

**15/0625/10**

Decision Date: 01/07/2015

**Proposal:**

The conversion and extension of four bedroom house into two apartments. Also the provision of off street parking at rear.

**Location:**

10 STATION TERRACE, PONTYCLUN, CF72 9ES

**15/0639/09**

Decision Date: 03/07/2015

**Proposal:**

Certificate of Lawful Development application for proposed single and two storeys extensions to rear of existing residential property. In accordance with Permitted Development Guidelines

**Location:**

25 HEOL MISKIN, PONTYCLUN, CF72 9AJ

**Llanharry****15/0398/10**

Decision Date: 24/06/2015

**Proposal:**

Conversion of integral garage into additional kitchen &amp; living space.

**Location:**

75 TREM Y GARTH, LLANHARRY, PONTYCLUN, CF72 9NL

Total Number of Delegated decisions is 25



## **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 22/06/2015 and 03/07/2015**

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

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#### **Cwmbach**

**15/0604/10** Decision Date: 01/07/2015

**Proposal:** Retention of balcony, pagoda and decking, glass canopy over doors as indicated on submitted plans

**Location:** FFYNON -Y- GOG FARM, CEFNPENNAR, MOUNTAIN ASH, CF45 4EE

**Reason: 1** By virtue of its scale, form and design, the first floor balcony is both visually intrusive and detrimental to the rural character of the site and the surrounding area, which is designated as a Special Landscape Area. Furthermore, this development detracts from the existing building, which is considered to be of historic merit.

As such, the retention of the development would be contrary to Policies AW5, AW6, AW7 and NSA25 of the Rhondda Cynon Taf Local Development Plan

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#### **Aberaman South**

**15/0595/10** Decision Date: 29/06/2015

**Proposal:** Residential garden extension with associated 1800mm timber close board fencing to match existing (retrospective).

**Location:** 20 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

**Reason: 1** By virtue of its prominent position and adverse visual impact on the surrounding area, the fencing is considered to be an incongruous and detrimental addition to the street scene; and as such, does not comply with Policies AW5 and AW6 of the adopted Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 2

## Rhondda Cynon Taf County Borough Council Development Control Enforcement – June 2015

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### Cases

Received	51
Resolved	44
12 week target (70%)	77%
Complainant acknowledged	95%
Site visit	95%
Case priority	0 (Priority 1) 24 (Priority 2) 27 (Priority 3)

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### Source

Anonymous	3
Councillor	10
Internal/pro-active	3
Public	34
AM/MP	1

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### Type

Advert	3	Breach of condition	1
Engineering operations	6	TPO	0
Change of use	8	Not in accordance	2
Householder	26	Operational development	1
Demolition	0	Untidy land	4

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### Resolution

Remedied	15
No breach	23
Not expedient	1
Planning application	5
Notice served	0

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## Rhondda Cynon Taf County Borough Council Development Control Enforcement – Delegated decisions (June 2015)

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### **EN/13/00446**

Location: 19 Manor Hill, Miskin (Pontyclun)

Breach: Extension larger than approved plans (reference 13/0227)

Decision: To take no further action in the matter.

Reason: The eaves and ridge of the extension were constructed 400mm and 500mm (respectively) larger than the approval. Although this was enough to constitute a material alteration to the permission, it was not considered that the visual impact of the changes was significant and it was therefore inexpedient to take any further action.

**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**

**16 JULY 2015**

**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**