1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 22/10/2015 and 06/11/2015.

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.
APPEALS RECEIVED

APPLICATION NO: 15/1029/13 (CPU)
APPEAL REF: A/15/3136468
APPLICANT: Mr P Elliott
DEVELOPMENT: Erection of dwelling house
LOCATION: LAND OPPOSITE 1 TREHARNE STREET, CWMPARC, TREORCHY
APPEAL RECEIVED: 14/10/2015
APPEAL START DATE: 05/11/2015

APPLICATION NO: 15/0291/10 (CPU)
APPEAL REF: A/15/3135060
APPLICANT: Mr F Pembridge
DEVELOPMENT: Main dwelling conversion of integral garage to study. Conversion of external single garage to double garage and 2 storey above store room. External access staircase (steel or aluminium).
LOCATION: MAESMARCHOG HOUSE, TAFF COTTAGES, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8PS
APPEAL RECEIVED: 23/09/2015
APPEAL START DATE: 03/11/2015

APPEAL DECISIONS RECEIVED

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
DECIDED: 12/10/2015
DECISION: Dismissed
APPEAL RECEIVED: 26/06/2015

APPLICATION NO: 14/1309/10 (MF)
APPEAL REF: A/15/3006581
APPLICANT: Miss A Varney
DEVELOPMENT: 2.5m coated brown box section boundary fence.
LOCATION: AM NAWR, 4 RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS
DECIDED: 21/10/2015
DECISION: Allowed with Conditions
APPEAL RECEIVED: 11/03/2015

APPLICATION NO: 15/0102/13 (MF)
APPEAL REF: A/15/3129227
APPLICANT: Ms C Huntley
DEVELOPMENT: The erection of one detached bungalow (outline).
LOCATION: LAND OFF BRYN ILAN, CRAIG YR HELFA, GLYNTAFF, PONTYPRIDD, CF37 4BA
DECIDED: 29/10/2015
DECISION: Dismissed
APPEAL RECEIVED: 06/07/2015

APPLICATION NO: 15/0296/10 (CPU)
APPEAL REF: A/15/3049271
APPLICANT: Mr K May
DEVELOPMENT: Change of use of outbuilding to letting agency (Resubmission).
LOCATION: OUTBUILDING TO THE REAR OF 14 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW
DECIDED: 05/11/2015
DECISION: Allowed with Conditions
APPEAL RECEIVED: 25/05/2015

Decision letters regarding planning and enforcement appeals will be made available on request.
<table>
<thead>
<tr>
<th>Location</th>
<th>Proposal</th>
<th>Decision Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLOT 3, PEN-Y-BANC, SMITHS AVENUE, RHIGOS, ABERDARE, CF44 9YT</td>
<td>Detached dormer bungalow.</td>
<td>03/11/2015</td>
</tr>
<tr>
<td>FORMER CAMBRIAN LAMPWORKS, ROBERTSTOWN INDUSTRIAL ESTATE, ABERDARE, CF44 8HD</td>
<td>Refurbishment and change of use from light industrial to offices.</td>
<td>04/11/2015</td>
</tr>
<tr>
<td>SPAR, MILL STREET, TRECYNON, ABERDARE, CF44 8LY</td>
<td>Installation of ATM to front elevation.</td>
<td>06/11/2015</td>
</tr>
<tr>
<td>SPAR, MILL STREET, TRECYNON, ABERDARE, CF44 8LY</td>
<td>Installation of ATM advertisement collar surround.</td>
<td>06/11/2015</td>
</tr>
<tr>
<td>44 TAN Y BRYN GARDENS, LLWYDCOED, ABERDARE, CF44 0TQ</td>
<td>Variation of approved house type - Addition of single storey garden room to rear of detached dwelling.</td>
<td>05/11/2015</td>
</tr>
<tr>
<td>CAR PARK AT MEADOWLANDS CARE CENTRE, ABERNANT ROAD, ABER-NANT, ABERDARE</td>
<td>T2: Willow remove larger low limb over access gateway T3: Elder Coppice at 250mm</td>
<td>26/10/2015</td>
</tr>
<tr>
<td>12 BRON-Y-DERI, CAEGARW, MOUNTAIN ASH, CF45 4LL</td>
<td>2 no. Oak trees to rear garden of Bron Y Deri. 1 no. Oak tree outside rear boundary of 12 Bron Y Deri, to remove overhanging branch from tree outside property; or reduce by 50%. To reduce canopy of trees on</td>
<td>04/11/2015</td>
</tr>
</tbody>
</table>
## Abercynon

### 15/1054/10
- **Decision Date:** 26/10/2015
- **Proposal:** The placement of a retaining wall at the rear of 101 Bryntirion, The retaining wall will be composed of Gabion cages filled with stone.
- **Location:** 101 BRYNTIRION, TYNTETOWN, MOUNTAIN ASH, CF45 4EX

### 15/1247/01
- **Decision Date:** 28/10/2015
- **Proposal:** Advertisement signage - 12 no. illuminated fascia signs
- **Location:** THE GATEWAY, ABERCYNON, MOUNTAIN ASH, CF45 4UQ

## Ynysybwl

### 15/0588/10
- **Decision Date:** 04/11/2015
- **Proposal:** Erection of sculpture
- **Location:** THE BRYNFFYNON HOTEL, LLANWONNO, YNYSYBWL, CF37 3PF

### 15/1220/10
- **Decision Date:** 28/10/2015
- **Proposal:** Surface drainage layout for residential development on land adjacent to 'Dinglewood', Pleasant View, Ynysybwl (Consent for Residential 12/1233/16).
- **Location:** LAND ADJACENT TO 'DINGLEWOOD', PLEASANT VIEW, OLD YNYSYBWL, PONTYPRIDD, CF37 3PF

## Aberaman North

### 15/1231/13
- **Decision Date:** 06/11/2015
- **Proposal:** Construction of a detached dwellinghouse / garage.
- **Location:** LAND OPPOSITE 1 BELMONT TERRACE, ABERAMAN, ABERDARE

## Pentre

### 15/1199/10
- **Decision Date:** 28/10/2015
- **Proposal:** Two storey extension at rear and double garage off rear lane.
- **Location:** 37 CARNE STREET, PENTRE, CF41 7LQ

### 15/1218/10
- **Decision Date:** 28/10/2015
- **Proposal:** Two storey full width extension to form kitchen, bedrooms and bathroom together with construction of a detached garage.
- **Location:** 23 ALBERT STREET, PENTRE, CF41 7JR

## Ystrad

### 15/1261/10
- **Decision Date:** 28/10/2015
- **Proposal:** Two storey and single storey extension to rear
- **Location:** 9 TRAFALGAR TERRACE, YSTRAD, PENTRE, CF41 7RG
<table>
<thead>
<tr>
<th>Location</th>
<th>Proposal</th>
<th>Decision Date</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Penygraig</td>
<td>Proposed Change of Use from A1 Retail to A3 to Take-Away.</td>
<td>06/11/2015</td>
<td>15/1164/10</td>
</tr>
<tr>
<td>Penygraig</td>
<td>27 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maerdy</td>
<td>2 storey full width extension to form a kitchen and bedroom.</td>
<td>30/10/2015</td>
<td>15/1219/10</td>
</tr>
<tr>
<td>Maerdy</td>
<td>13 GRIFFITH STREET, MAERDY, FERNADE, CF43 4DH</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reference</td>
<td>Decision Date</td>
<td>Proposal</td>
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</tr>
<tr>
<td>15/1099/09</td>
<td>04/11/2015</td>
<td>New underground pipework with associated thrustblocks and chambers, to enable use of site as dual-purpose water pumping station and hydro-generation station (No new buildings are required).</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>PUMPING STATION, CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/1245/10</td>
<td>22/10/2015</td>
<td>Conversion of existing roof space to habitable area including extension of rear dormer, insertion of two dormer in front elevation, first floor extension above front gable feature, and erection of a porch to the northern side</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>226 MERTHYR ROAD, PONTYPRIDD, CF37 4DW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town (Pontypridd)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/0990/10</td>
<td>28/10/2015</td>
<td>Installation of new shop front with external roller shutter. Positioning of 3 no. externally mounted air conditioning condensers to rear of property.</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>72A TAFF STREET, PONTYPRIDD, CF37 4SU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/1189/10</td>
<td>26/10/2015</td>
<td>Change of use of second floor only, to a step down facility in association with the main use of the property as a residential care home.</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>15 GRAIGWEN PLACE, PONTYPRIDD, CF37 2HU</td>
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<td>Trallwn</td>
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<tr>
<td>15/1011/10</td>
<td>26/10/2015</td>
<td>Rear two &amp; three storey extension. Replace existing side bay window with a three storey bay window. (Amended side and rear elevation plans received 08/10/15)</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>HENDRE, 17 COMMON ROAD, PONTYPRIDD, CF37 4AE</td>
<td></td>
<td></td>
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<tr>
<td>Hawthorn</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/1265/10</td>
<td>30/10/2015</td>
<td>Extension of existing dropped kerbs to allow another 6 kerbs to be lowered &amp; renewal of tarmac across entire length of pavement outside property.</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>PEN RHOS, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AG</td>
<td></td>
<td></td>
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<tr>
<td>Llantwit Fardre</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/0871/19</td>
<td>05/11/2015</td>
<td>30% crown reduction of an Oak tree.</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>2 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/1252/10</td>
<td>27/10/2015</td>
<td>Extensions to ground and first floor</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>35 CLOS CARADOG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2DQ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Decision Date</td>
<td>Proposal</td>
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</tr>
<tr>
<td>LAND REAR OF 1 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX</td>
<td>05/11/2015</td>
<td>Trim a large oak tree (T1 on sketch) back to the boundary fence so that it doesn't overhang property.</td>
<td></td>
</tr>
<tr>
<td>UNIT UB2, LINEAR PLASTICS, TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA</td>
<td>28/10/2015</td>
<td>Crown lift trees along access road as marked red on plan one and shown in photographs three to six. These trees are making it difficult for access and parking and we would like to crown lift to 15ft. Tree types are Alnus,</td>
<td></td>
</tr>
<tr>
<td>LAND AT ELY INDUSTRIAL ESTATE, TONYREFAIL, CF40 1RA</td>
<td>04/11/2015</td>
<td>Erection of circa 150 linear meters of 2.4 meter high galvanised palisade fencing with 1 pair 2 meter leaf wide access gates into fence to be erected on land to the right hand side grassed area as you approach the estate,</td>
<td></td>
</tr>
<tr>
<td>10 COMMERCIAL STREET, BEDDAU, PONTYPRIDD, CF38 2DB</td>
<td>26/10/2015</td>
<td>Replacement signage scheme (retropective)</td>
<td></td>
</tr>
<tr>
<td>WOODLAND REAR OF 25 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA</td>
<td>05/11/2015</td>
<td>Trim lengthy boughs nearest bungalow fence, lop top to reduce height/crown reduction 30%, on common Beech Tree in woodland to rear of 25 Pinecourt, Talbot Green.</td>
<td></td>
</tr>
<tr>
<td>GREGGS THE BAKERS, 48 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AF</td>
<td>26/10/2015</td>
<td>Refurbish shop front.</td>
<td></td>
</tr>
<tr>
<td>GREGGS THE BAKERS, 48 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AF</td>
<td>26/10/2015</td>
<td>New signage scheme to include a new fascia sign, 1 hanging sign and two internal window graphics</td>
<td></td>
</tr>
<tr>
<td>SHABBY CHIC, 50 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AF</td>
<td>28/10/2015</td>
<td>Single storey rear extension</td>
<td></td>
</tr>
</tbody>
</table>
### Development Control Committee Agenda - 19 November 2015

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

*Development Control : Delegated Decisions (Permissions) between: 22/10/2015 and 06/11/2015*

**Report for Development Control Planning Committee**

<table>
<thead>
<tr>
<th>Location</th>
<th>Decision Date</th>
<th>Proposal</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pontyclun</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/0630/19</td>
<td>27/10/2015</td>
<td>Ash tree with bifurcated trunk removed and 30% branch reduction of another tree.</td>
<td>IVOR WOODS, BRYNSADLER, PONTYCLUN</td>
</tr>
<tr>
<td><strong>Llanharry</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/1024/10</td>
<td>26/10/2015</td>
<td>Change of use from B2 (General Industrial) to D1 (Childrens play centre - incorporating a Cafe).</td>
<td>UNITS 1-4, PHASE 3, HEPWORTH PARK, COEDCAE LANE, PONTYCLUN</td>
</tr>
</tbody>
</table>

Total Number of Delegated decisions is 35
Hirwaun

15/1223/10  Decision Date: 02/11/2015
Proposal: Pair of semi detached houses.
Location: LAND ADJOINING NO 94A BRECON ROAD, HIRWAUN, ABERDARE, CF44 9NS
Reason: 1 The proposal would result in an unacceptable loss of amenity to neighbouring properties by virtue of close proximity, overbearing impact and loss of light. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Treorchy

15/0911/10  Decision Date: 26/10/2015
Proposal: Erection of a four bedroom detached house.
Location: LAND REAR OF NO’S. 19-32 RAILWAY TERRACE, CWMPARC, TREORCHY, CF42 6LW
Reason: 1 The proposed dwelling by virtue of its siting, size, scale and design would amount to insensitive infilling, poorly related to the existing pattern of development in the area, and resulting in an unsatisfactory relationship with existing properties. The development would therefore have an adverse impact on the character and appearance of the area. As such the development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal would result in a loss of amenity to neighbouring properties by virtue of an overbearing impact. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The access and parking would not be acceptable for the following reasons:

there is a lack of information with regards the off-street car parking provision within the curtilage and boundary treatment fronting Barrett Street to assess the impact of the proposal on highway and pedestrian safety;

the proposed development will result in on-street parking by calling delivery and service vehicles, in close proximity to the road bend and would increase conflict on Barrett Street resulting in reversing movements to the detriment of safety of all highway users and free flow of traffic;

the proposed development lacks continuous pedestrian links leading to the proposed dwelling resulting in pedestrians being forced to share the same surface as moving motor vehicles to the detriment of safety of all highway users; and

the proposed boundary treatment to the rear of Railway Terrace encroaches onto the rear lane preventing vehicular access to the detriment of safety of all highway users.

As such the development is contrary to Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 2
Rhondda Cynon Taf County Borough Council
Development Control Enforcement – October 2015

Cases

Received  45
Resolved   59
12 week target (70%)  63%
Complainant acknowledged  78%
Site visit    72%
Case priority

Anonymous   2
Councillor 8
Internal/pro-active 7
Public  28
AM/MP  0

Type

Advert   1  Breach of condition   5
Engineering operations 4  TPO  0
Change of use 14  Not in accordance  2
Householder 12  Operational development  4
Listed Building 1  Untidy land  2

Resolution

Remedied  15
No breach  20
Not expedient   6
Planning application  18
Notice served  0
Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions (October 2015)

EN/12/00044
Location: 5 Springfield Drive, Abercynon
Breach: Retaining wall
Decision: Not expedient to action
Reason: A section of a terraced garden was brought forward slightly and a 2m high retaining wall created. The neighbouring gardens were of a similar level thus there were no overlooking implications. The wall was also finished in a painted cement render and is therefore visually acceptable.

EN/13/00435
Location: 25 Parc-Y-Nant, Nantgarw
Breach: Wall
Decision: Not expedient to action
Reason: Only a very small section of the wall is over the permitted height of 1m and is considered to be visually acceptable and finished in materials to match the existing boundary treatments.

EN/13/00457
Location: Hazelwood House, Efail Isaf
Breach: Garden extension
Decision: Not expedient to action
Reason: A domestic garden had extended into a small (5m section of land). The land concerned was an open area of scrub which backs onto a woodland and it was considered that the principle of the use was acceptable and the boundary treatment (post and wire fence) was not out of character with the area.

EN/14/00391
Location: 4 Teifi Terrace, Ferndale
Breach: Boundary wall
Decision: Not expedient to action
Reason: The development consisted of the demolition of a stone
boundary wall which had fallen into disrepair and the construction of a 1.85m high block and cement render wall. The height is domestic in scale and the finish is also considered to be acceptable.

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**EN/15/00166**

**Location:** 16 Parc Aberaman, Aberaman

**Breach:** Garden extension

**Decision:** Not expedient to action

**Reason:** The garden extension lies within the settlement limit and the principle is acceptable. The area of land is enclosed by a 1.8m timber fence and well screened by a hedge and is not considered to have a detrimental impact on the character of the area of neighbouring residential amenity.

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**EN/15/00202**

**Location:** 58 Cefn Close, Glyncoch

**Breach:** Outbuilding

**Decision:** Not expedient to action

**Reason:** The timber shed is of a modest scale (2.4m x 1.8m x 2.2m (height)) and although it is sited to the side of the house, there is no visual impact as it is screened by the boundary fence.
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

19 NOVEMBER 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