

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

<p><b>DEVELOPMENT CONTROL COMMITTEE 21 APRIL 2016</b></p> <p><b>REPORT OF: SERVICE DIRECTOR PLANNING</b></p>	<table border="1"><tr><td data-bbox="758 286 1013 365"></td><td data-bbox="1013 286 1388 365"><b>Agenda Item No.6</b></td></tr><tr><td colspan="2" data-bbox="758 365 1388 694"><b>INFORMATION FOR MEMBERS PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b></td></tr></table>		<b>Agenda Item No.6</b>	<b>INFORMATION FOR MEMBERS PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b>	
	<b>Agenda Item No.6</b>				
<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 07/03/2016 and 01/04/2016.

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:** 15/0806/10 (CPU)  
**APPEAL REF:** A/16/3143076  
**APPLICANT:** Ms McCarthy  
**DEVELOPMENT:** Removal of front boundary wall and excavation of garden area to facilitate a parking area for a minimum of 4 cars.  
**LOCATION:** 37-38 MISKIN ROAD, TREALAW, TONYPANDY, CF40 2QJ  
**APPEAL RECEIVED:** 25/01/2016  
**APPEAL START DATE:** [02/03/2016](#)

**APPLICATION NO:** 15/1397/10 (KL)  
**APPEAL REF:** A/16/3143196  
**APPLICANT:** Mr M Hooker  
**DEVELOPMENT:** Erection of a detached garage.  
**LOCATION:** HOLMESDALE, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG  
**APPEAL RECEIVED:** 26/01/2016  
**APPEAL START DATE:** [12/02/2016](#)

**APPLICATION NO:** 15/0740/10 (PB)  
**APPEAL REF:** A/16/3143462  
**APPLICANT:** Mr S McConnachie  
**DEVELOPMENT:** Proposed change of use from Local Authority Offices to student accommodation.  
**LOCATION:** OFFICE, LLWYN CASTAN, LIBRARY ROAD, PONTYPRIDD, CF37 2YA  
**APPEAL RECEIVED:** 01/02/2016  
**APPEAL START DATE:** [16/02/2016](#)

**APPLICATION NO:** 15/0147/10 (PB)  
**APPEAL REF:** A/16/3145869  
**APPLICANT:** Mr O Taylor  
**DEVELOPMENT:** Drill an exploratory borehole to test for unconventional gas reserves in the Westphalian and Namurian strata  
**LOCATION:** LAND NEXT TO FARM ACCESS TRACK AT HENDRE OWEN FARM, LLANHARAN  
**APPEAL RECEIVED:** 04/03/2016  
**APPEAL START DATE:** [23/03/2016 – Withdrawn 30<sup>th</sup> March 2016](#)

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 15/1197/10 (CPU)  
**APPEAL REF:** A/15/3140453  
**APPLICANT:** Mr J Horsnell

**DEVELOPMENT:** Build up existing side annexe walls and provide roof over to create utility room.  
**LOCATION:** VALLEY VIEW, AYRON STREET, FERNDALE, CF43 4HY  
**DECIDED:** 13/11/2015  
**DECISION:** Refused  
**APPEAL RECEIVED:** 30/12/2015  
**APPEAL DECIDED:** 09/03/2016  
**APPEAL DECISION:** Dismissed

**APPLICATION NO:** 15/0577/10 (GW)  
**APPEAL REF:** A/15/3138668  
**APPLICANT:** M Bracey  
**DEVELOPMENT:** Retention of extension to stable block previously granted. Building shows amendments to original granted planning.  
**LOCATION:** CWMCOEDLAN STUD, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX  
**DECIDED:** 21/08/2015  
**DECISION:** Refused  
**APPEAL RECEIVED:** 16/11/2015  
**APPEAL DECIDED:** 04/03/2016  
**APPEAL DECISION:** Dismissed

**APPLICATION NO:** 15/0422/10 (GW)  
**APPEAL REF:** A/15/3139247  
**APPLICANT:** Mr Powell  
**DEVELOPMENT:** Second Floor Extension to existing workshop and garage to create annex accommodation to the main house  
**LOCATION:** CWM MILL, HEOL FFRWD PHILIP, EFAL ISAF, PONTYPRIDD, CF38 1AT  
**DECIDED:** 16/09/2015  
**DECISION:** Refused  
**APPEAL RECEIVED:** 25/11/2015  
**APPEAL DECIDED:** 16/03/2016  
**APPEAL DECISION:** Dismissed

**APPLICATION NO:** 15/0795/10 (HL)  
**APPEAL REF:** A/15/3141327  
**APPLICANT:** Miss L Hughson-Smith  
**DEVELOPMENT:** The demolition of existing buildings on site, and the construction of 14 no. affordable residential dwellings (Amended plans received 22/12/15).  
**LOCATION:** TY GWYN PSYCHOLOGICAL CENTRE, LAND TO THE WEST OF SEATON STREET, PONTYPRIDD, CF37 1JA  
**DECIDED:** 21/01/2016  
**DECISION:** Refused  
**APPEAL RECEIVED:** 23/12/2015  
**APPEAL DECIDED:** 30/03/2016  
**APPEAL DECISION:** Allowed with conditions

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: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Hirwaun**

- 16/0155/09** Decision Date: 29/03/2016  
**Proposal:** Demolition of existing conservatory and construction of a single storey extension. The extension will allow for the enlargement of the existing reception room and provide an additional WC for the disabled occupant.  
**Location:** 26 FAIRVIEW, HIRWAUN, ABERDARE, CF44 9RY

- 16/0161/10** Decision Date: 29/03/2016  
**Proposal:** Proposed 2 storey side and rear extensions.  
**Location:** 75 CAE FELIN PARC, HIRWAUN, ABERDARE, CF44 9QQ

**Aberdare West/Llwydcoed**

- 15/1374/10** Decision Date: 24/03/2016  
**Proposal:** Refurbish old Blacksmith's shop to be used as general builders workshop/store (retrospective).  
**Location:** THE OLD BLACKSMITHS OFF BWLFA ROAD, CWMDARE, ABERDARE,

- 16/0054/10** Decision Date: 07/03/2016  
**Proposal:** Proposed bedroom extension over existing double garage.  
**Location:** 6 REDWOOD DRIVE, CWMDARE, ABERDARE, CF44 8RU

- 16/0076/10** Decision Date: 29/03/2016  
**Proposal:** Landscaping of garden to rear of property, erection of retaining walls and incorporating an external swimming pool with retractable pool cover to level area of garden.  
**Location:** 2 REDWOOD COURT, CWMDARE, ABERDARE, CF44 8RX

**Aberdare East**

- 16/0095/10** Decision Date: 18/03/2016  
**Proposal:** Garage to front of property (resubmission 15/1341/10)  
**Location:** GLENBROOK, CWMBACH ROAD, ABERNANT, ABERDARE, CF44 0NL

- 16/0115/10** Decision Date: 10/03/2016  
**Proposal:** Proposed single storey extension.  
**Location:** RICHMOND HOUSE, FOTHERGILL STREET, ABER-NANT, ABERDARE, CF44 0SA

- 16/0185/10** Decision Date: 29/03/2016  
**Proposal:** First floor bedroom extension, new single storey utility room extension and garage conversion.  
**Location:** 38 THE GLADE, ABER-NANT, ABERDARE, CF44 0NX

- 16/0196/10** Decision Date: 01/04/2016  
**Proposal:** Lean to hipped roof conservatory to rear of dwelling.  
**Location:** 6 WINDSOR TERRACE, ABERNANT ROAD, ABER-NANT, ABERDARE, CF44 0SG

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Cwmbach**

**15/0001/10** Decision Date: 24/03/2016  
**Proposal:** Change of use from Post Office to Residential.  
**Location:** 7 AND 8 PIT PLACE, CWMBACH, ABERDARE, CF44 0LW

**16/0083/10** Decision Date: 08/03/2016  
**Proposal:** Proposed single storey in-fill rear extension and provision of pitched roofs over rear extensions and front projection.  
**Location:** 1 CONWAY DRIVE, CWMBACH, ABERDARE, CF44 0LL

**16/0192/10** Decision Date: 01/04/2016  
**Proposal:** Proposed single storey extension to rear and side.  
**Location:** 5 CLWYD AVENUE, CWMBACH, ABERDARE, CF44 0LG

**Penrhiwceiber**

**16/0065/10** Decision Date: 07/03/2016  
**Proposal:** Build access to and change existing outbuildings to shower room.  
**Location:** 32 BRYNHEULOG, PERTHCELYN, MOUNTAIN ASH, CF45 3DX

**Abercynon**

**15/1454/10** Decision Date: 14/03/2016  
**Proposal:** Change of use from A1 shop to A2 professional services including alterations to provide new level access front door and replacement shop front.  
**Location:** SHOP, 1A YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SY

**16/0079/10** Decision Date: 08/03/2016  
**Proposal:** Wood working shed with pitched roof.  
**Location:** 66 PARK VIEW, ABERCYNON, MOUNTAIN ASH, CF45 4TR

**Ynysybwl**

**15/0092/15** Decision Date: 24/03/2016  
**Proposal:** Application for variation of condition 1 of planning approval 10/1248/13 to extend the permission for a further five years (Two Detached Dwellings - Outline)(Amended plans received 30/03/15)  
**Location:** LAND OFF LLEWELLYN TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LG.

**16/0117/10** Decision Date: 24/03/2016  
**Proposal:** Demolition of existing garage and construction of new garage/store and car park.  
**Location:** LAND OFF GLYN-MYNACH STREET, YNYSYBWL, PONTYPRIDD

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Aberaman North**

**16/0064/10** Decision Date: 07/03/2016  
**Proposal:** Single storey extension to house shower room for disabled person.  
**Location:** 14 BELMONT TERRACE, ABERAMAN, ABERDARE, CF44 6UW

**Aberaman South**

**15/1509/10** Decision Date: 24/03/2016  
**Proposal:** Install new french doors to front elevation (retrospective).  
**Location:** BIG STAR TAKEAWAY, 36 BRONALLT TERRACE, ABERCWMBOI, ABERDARE, CF44 6BP

**16/0202/09** Decision Date: 01/04/2016  
**Proposal:** Single storey rear extension  
**Location:** 28 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6LA

**Treorchy**

**15/1565/10** Decision Date: 15/03/2016  
**Proposal:** Single storey sandwich bar.  
**Location:** 4 PARK COTTAGE, PARK ROAD, CWMPARC, TREORCHY, CF42 6HU

**16/0063/10** Decision Date: 23/03/2016  
**Proposal:** Proposed development of 5 new dwellings, 3 detached and 2 link.  
**Location:** LAND AT GER Y COED, VICARAGE TERRACE, CWMPARC, TREORCHY, CF42 6NA

**Pentre**

**16/0088/10** Decision Date: 24/03/2016  
**Proposal:** Proposed first floor bedroom extension  
**Location:** TY GARW, WYNDHAM STREET, TON PENTRE, PENTRE, CF41 7BA

**Tonypandy**

**15/0888/10** Decision Date: 16/03/2016  
**Proposal:** Pet store to rear of property to be converted to 1 no. 1 bedroom apartment and 1 no. 2 bedroom apartment. A courtyard to be added to rear elevation (Amended description 27/07/15)  
**Location:** FURNITURE DIRECT, 107-108 DUNRAVEN STREET, TONYPANDY, CF40 1AS

**16/0101/10** Decision Date: 24/03/2016  
**Proposal:** Change of use from vacant unit / shop to dog grooming business.  
**Location:** 10B LLWYNYPPIA ROAD, TONYPANDY, CF40 2EL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Cymmer**

**16/0103/10** Decision Date: 24/03/2016  
**Proposal:** Proposed two-storey extension to form a dining room and bedroom.  
**Location:** 24 TON HYWEL, TREBANOG, PORTH, CF39 9EA

**Ynyshir**

**15/1526/10** Decision Date: 17/03/2016  
**Proposal:** First floor rear extension.  
**Location:** 51 UPPER GYNOR PLACE, YNYSHIR, PORTH, CF39 0NW

**Tylorstown**

**16/0075/10** Decision Date: 21/03/2016  
**Proposal:** First floor rear extension  
**Location:** 44 EDMONDES STREET, TYLORSTOWN, FERNDAL, CF43 3HW

**Ferndale**

**15/1442/10** Decision Date: 24/03/2016  
**Proposal:** First floor rear extension with habitable room in the loft and garage to side of property. (Amended Plans Received 29th January 2016, Amended Ownership Certificate Received 29th January 2016 and Amended  
**Location:** 102 TAFF STREET, FERNDAL, CF43 4NG

**16/0028/10** Decision Date: 08/03/2016  
**Proposal:** 2 storey kitchen and bathroom extension.  
**Location:** 9 PLEASANT HILL, FERNDAL, CF43 4SE

**Maerdy**

**16/0014/10** Decision Date: 22/03/2016  
**Proposal:** Demolition of single storey rear extension and erection of two storey together with internal alterations and attic conversion (Amended Ownership Certificate received 27/01/16, Amended Plans Received 27/01/16)  
**Location:** 3 FFALDAU TERRACE, FERNDAL, CF43 4SY

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Cilfynydd**

- 15/1546/10** Decision Date: 14/03/2016  
**Proposal:** Temporary retention of single storey offices and storage units and surfacing of parking/storage area (amended location plan received 25/01/16)  
**Location:** KPL HOUSE, BELGRAVE TERRACE, PONTSHONNORTON ROAD, PONTYPRIDD, CF37 4NA

**Town (Pontypridd)**

- 15/1613/10** Decision Date: 10/03/2016  
**Proposal:** The creation of two new flats (first floor) and minor internal alterations to the previously approved layout (additional information received 19 January 2016).  
**Location:** 56-58 TAFF STREET, PONTYPRIDD, CF37 4TD

- 15/1627/01** Decision Date: 14/03/2016  
**Proposal:** New signage.(Revised proposals received 3/3/16)  
**Location:** DOROTHY PERKINS, 92 TAFF STREET, PONTYPRIDD, CF37 4SL

- 16/0013/10** Decision Date: 24/03/2016  
**Proposal:** Installation of shopfront and associated works (retrospective).  
**Location:** 56-58 TAFF STREET, PONTYPRIDD, CF37 4TD

- 16/0050/10** Decision Date: 22/03/2016  
**Proposal:** Placement of steel container to be used as a shed on allotment and 2 car parking spaces.(Amendment, seeking retention of container only and removal of proposed 2 no. parking spaces, received 25/2/16)  
**Location:** LAND AT THOMAS STREET, PONTYPRIDD

- 16/0135/10** Decision Date: 29/03/2016  
**Proposal:** Provision of wooden smoking shelter at the rear of the Grange, Tyfica Road, Pontypridd.  
**Location:** 58 THE GRANGE, TYFICA ROAD, PONTYPRIDD, CF37 2DB

**Trallwn**

- 16/0056/10** Decision Date: 10/03/2016  
**Proposal:** Conversion of existing roof space to form new bedrooms. Plus single story extension to form w/c accommodation.  
**Location:** 13 MOORLAND HEIGHTS, PONTYPRIDD, CF37 4AQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Graig**

- 15/1599/12** Decision Date: 14/03/2016  
**Proposal:** Removal of existing modern bar and re-instatement in new location opposite.  
**Location:** MORGAN TAVERN, 11 HIGH STREET, PONTYPRIDD, CF37 1QJ

- 16/0046/10** Decision Date: 16/03/2016  
**Proposal:** Change of use to a judo hall (D2 Assembly & Leisure).  
**Location:** GRAIG CHURCH STUDIO MARK CLEGHORN PHOTOGRAPHY LTD, RICKARDS STREET, GRAIG, PONTYPRIDD, CF37 1RD

**Treforest**

- 16/0051/10** Decision Date: 21/03/2016  
**Proposal:** Construction of a two storey extension and single storey infill extension.  
**Location:** 2 MEADOW STREET, TREForest, PONTYPRIDD, CF37 1SR

**Hawthorn**

- 16/0122/10** Decision Date: 23/03/2016  
**Proposal:** Vehicle hardstanding, replacement of rear extension and rebuild retaining wall  
**Location:** 10 DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5RW

**Church Village**

- 16/0096/10** Decision Date: 18/03/2016  
**Proposal:** Single storey extension to back of house with pitched roof  
**Location:** 20 NIGHTINGALE GARDENS, CHURCH VILLAGE, PONTYPRIDD, CF38 1GB

- 16/0099/10** Decision Date: 18/03/2016  
**Proposal:** Proposed Rear Single Storey Extension  
**Location:** 78 DYFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1PQ

- 16/0102/10** Decision Date: 29/03/2016  
**Proposal:** Erection of shed to side of the house, single storey - no windows. Tiled roof to match house and render to match the front of the house.  
**Location:** 83 DYFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1PJ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Tonteg****15/1474/10** Decision Date: 21/03/2016**Proposal:** Installation of bike shed (retrospective).**Location:** FAIRWAY COURT, TONTEG ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA**15/1559/19** Decision Date: 17/03/2016**Proposal:** Thin 10% overall, over development areas. Mainly poorly formed Elder and Birch. No mature Beech will be felled. No works between river and highway lane.**Location:** COED-Y-GEDRYS, LLAN FARM, GWAELOD Y GARTH, CF15 9HJ**15/1610/01** Decision Date: 24/03/2016**Proposal:** New signage.**Location:** UNIT B1, TAFFS FALL ROAD, TREForest INDUSTRIAL ESTATE, TREForest, PONTYPRIDD, CF37 5YB**16/0142/10** Decision Date: 21/03/2016**Proposal:** First floor side extension**Location:** 50 CONWAY CRESCENT, TONTEG, PONTYPRIDD, CF38 1HP**16/0190/10** Decision Date: 01/04/2016**Proposal:** Two storey side extension.**Location:** THE WARREN, HEOL-Y-CAWL, TONTEG, PONTYPRIDD, CF38 1SR**Tonyrefail West****16/0037/10** Decision Date: 23/03/2016**Proposal:** Two storey rear extension and erection of a single storey detached garage to rear.**Location:** 41 GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HF**Tonyrefail East****16/0008/10** Decision Date: 24/03/2016**Proposal:** Two storey extension to side of property.**Location:** 92 TYLCHA GANOL, TONYREFAIL, PORTH, CF39 8BY**Beddau****15/1538/10** Decision Date: 24/03/2016**Proposal:** Single storey rear extension to house swimming pool and leisure facilities.**Location:** GWAUNMISKIN HOUSE, MILL LANE, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LU

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Town (Llantrisant)**

- 16/0164/10** Decision Date: 22/03/2016  
**Proposal:** Proposed single storey rear extension and two storey side extension.  
**Location:** 13 CLOS DYFODWIG, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TP

**Talbot Green**

- 15/0646/10** Decision Date: 07/03/2016  
**Proposal:** Single storey rear extension(Amended site layout plan received 23/02/16)  
**Location:** 19 DANYGRAIG CRESCENT, TALBOT GREEN, PONTYCLUN, CF72 8AR
- 16/0057/10** Decision Date: 29/03/2016  
**Proposal:** Ground floor rear extension & first floor rear extension.  
**Location:** ROSMAYNA, 55 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

**Pontyclun**

- 15/1574/10** Decision Date: 07/03/2016  
**Proposal:** Garage conversion (amended description 25/01/16)  
**Location:** 9 CLOS YNYSDDU, PONTYCLUN, CF72 9WQ
- 16/0023/10** Decision Date: 24/03/2016  
**Proposal:** Proposed single storey side extension.  
**Location:** 7 Y PARC, GROES-FAEN, PONTYCLUN, CF72 8NP
- 16/0038/10** Decision Date: 23/03/2016  
**Proposal:** Conversion of garage into habitable room.  
**Location:** 5 GEORGIAN WAY, MISKIN, PONTYCLUN, CF72 8SG
- 16/0085/09** Decision Date: 18/03/2016  
**Proposal:** Lawful Development Certificate for a proposed single storey extension to form new garage and utility room  
**Location:** 9 CLOS YNYSDDU, PONTYCLUN, CF72 9WQ
- 16/0090/10** Decision Date: 23/03/2016  
**Proposal:** Proposed Single Storey Extension.  
**Location:** 1 RAILWAY TERRACE, TALBOT GREEN, PONTYCLUN, CF72 8HP

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 07/03/2016 and 01/04/2016**

**Report for Development Control Planning Committee**

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**Llanharan**

**16/0060/10** Decision Date: 21/03/2016

**Proposal:** Side extension

**Location:** SWN Y BUARTH, ARGOED EDWIN, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9NG

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**16/0130/10** Decision Date: 30/03/2016

**Proposal:** Amendment to red line application boundary (plots 71 and 72).

**Location:** SOUTH WALES FIRE AND RESCUE, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9XA

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Total Number of Delegated decisions is 63

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 07/03/2016 and 01/04/2016**

**Report for Development Control Planning Committee**

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**Maerdy**

**15/1617/10** Decision Date: 16/03/2016

**Proposal:** Demolish existing garden shed and build new domestic garage.

**Location:** 22 THE PARADE, FERNDALE, CF43 4SU

**Reason: 1** The proposed garage, by virtue of its siting, scale and height, would represent a visually incongruous and un-neighbourly form of development which would have a detrimental impact upon the character and appearance of the surrounding area and upon the residential amenity of adjoining properties. This would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The lane width, as proposed for access/egress to the garage, is substandard for a safe and satisfactory access, resulting in the garage not being fit for its intended use. The garage would therefore have a detrimental impact on the safety of all highway users and the proposal would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Tonyrefail West**

**16/0026/13** Decision Date: 11/03/2016

**Proposal:** Erection of a house at the rear of the Black Diamond Hotel and fronting onto Rees Street, Edmondstown.

**Location:** THE BLACK DIAMOND HOTEL, EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NR

**Reason: 1** The proposed dwelling would be contrary to the existing pattern of development and would represent an incongruous feature, poorly related to the character and appearance of the area and detrimental to its visual amenity contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The application is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed development will lead to additional on-street car parking in an area where there is already considerable demand leading to indiscriminate on-street car parking narrowing the available width of carriageway, blocking vision splays impacting on junction radii and parking on footways to the detriment of safety of all highway users and free flow of traffic.

The private shared rear lane is sub-standard to serve as a principle means of access in terms of width, surface water drainage, structural integrity and lack of segregated footway facilities leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway users and free flow of traffic.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 07/03/2016 and 01/04/2016****Report for Development Control Planning Committee****Tonyrefail East****16/0011/10** Decision Date: 24/03/2016**Proposal:** Proposed erection of a detached dormer bungalow (Re-submission of 14/1617)**Location:** LAND OFF COLLENNA ROAD, TONYREFAIL, PORTH**Reason: 1** The proposed dwelling would be contrary to the existing pattern of development and would represent an incongruous feature, poorly related to the character and appearance of the area and detrimental to its visual amenity contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The application is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

In the absence of continuous pedestrian facilities leading to the site, the proposed development would create hazards to the safety of all highway users.

The proposed access lacks adequate visibility for vehicles emerging from the site, which will create hazards to the detriment of highway safety.

Further intensification of use of a sub-standard access would create hazard to the detriment of highway safety and the free flow of traffic.

**Pontyclun****15/1591/10** Decision Date: 24/03/2016**Proposal:** Demolition of an existing double garage serving 22 & 23 Tyler Hendy replaced by a new build 2 storey, 2 bedroom starter home [market housing] with 3 car parking spaces and associated garden.**Location:** 22/23 TYLER HENDY, MISKIN, PONTYCLUN, CF72 8QU**Reason: 1** The proposed development, arising from its siting, scale and design, would constitute unsympathetic development that would be inappropriate for the site and unacceptably harmful to the character and appearance of the locality. As such, the proposed development is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposal constitutes an inappropriate and insensitive form of infill development that would have an unacceptable overlooking, overbearing and unneighbourly impact upon the residential amenity of the occupiers of neighbouring residential properties. As such, the proposed development is considered contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** In the absence of adequate off-street parking facilities, the proposed development would generate additional on-street parking by residents, calling delivery and service vehicles, to the detriment of highway safety and the free flow of traffic. The proposal is therefore considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4

## Rhondda Cynon Taf County Borough Council Development Control Enforcement – March 2016

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### Cases

Received	43
Resolved	49
12 week target (70%)	55%
Complainant acknowledged	84%
Site visit	94%
Case priority	0 (Priority 1) 32 (Priority 2) 11 (Priority 3)

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### Source

Anonymous	3
Councillor	5
Internal/pro-active	7
Public	28
AM/MP	0

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### Type

Advert	0	Breach of condition	11
Engineering operations	5	TPO	0
Change of use	9	Not in accordance	2
Householder	7	Operational development	4
Listed Building	0	Untidy land	5

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### Resolution

Remedied	18
No breach	17
Not expedient	3
Planning application	10
Notice served	1

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Rhondda Cynon Taf County Borough Council  
Development Control Enforcement – Delegated decisions  
(March 2016)

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**EN/13/00013**

Location: 19 Glamorgan Terrace, Penrhiwfer  
Breach: Oil storage tank

Decision: Not expedient  
Reason: The tank has a minimal impact on the streetscene and is not considered to be out of character with the area.

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**EN/14/00009**

Location: 39 Danycoed, Ystrad  
Breach: Garage

Decision: Not expedient  
Reason: The garage is of a residential scale and design with no impact on the character of the area or neighbouring residential amenity.

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**EN/15/00355**

Location: 8 Lantern Close, Llanharan  
Breach: Raised deck

Decision: Not expedient  
Reason: The deck is only 50mm above the permitted height of 300mm and has no overlooking implications.

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**EN/15/00001**

Location: Land at Pentrebach Farm, Llwydcoed  
Breach: Siting of a caravan for residential purposes

Decision: Enforcement Notice (to cease the residential use and remove the caravan)  
Reason: The caravan is an unjustified use outside of the settlement boundary and has a detrimental impact on the character and appearance of the area.

**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**

**21 APRIL 2016**

**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**