

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE**

19 MAY 2016

**REPORT OF: SERVICE
DIRECTOR PLANNING**

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

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 04/04/2016 and 29/04/2016.

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.

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(Committee 19/05/16)
APPEALS RECEIVED

APPLICATION NO: 15/0656/10 (MF)
APPEAL REF: A/16/3147880
APPLICANT: Mr S Fuller
DEVELOPMENT: Change of use from garage to bedsit.
LOCATION: YR HEN BECWS, REAR OF 16 FFORCHAMAN ROAD,
CWMAMAN, ABERDARE, CF44 6NS
APPEAL RECEIVED: 22/04/2016
APPEAL START [22/04/2016](#)
DATE:

APPLICATION NO: 15/0822/10 (GW)
APPEAL REF: A/16/3148993
APPLICANT: Mr A Raymond
DEVELOPMENT: Proposed detached dwelling and detached domestic
garage.
LOCATION: LAND REAR OF 22 - 24 GRAIG AVENUE,
ABERCWMBOI, ABERDARE.
APPEAL RECEIVED: 28/04/2016
APPEAL START [28/04/2016](#)
DATE:

APPLICATION NO: EN/15/00065 (PM)
APPEAL REF: C/16/3146778
APPLICANT: Mr T Martell
DEVELOPMENT: Cladding (EWI)
LOCATION: 45 Sion Street, Trallwyn
APPEAL RECEIVED: 27/04/2016
APPEAL START [27/04/2016](#)
DATE:

APPEAL DECISIONS RECEIVED

APPLICATION NO: 15/1397/10 (KL)
APPEAL REF: A/16/3143196
APPLICANT: Mr S Stokes
DEVELOPMENT: Erection of a detached garage.
LOCATION: HOLMESDALE, BRYNNA ROAD, BRYNNA, BRIDGEND,
CF35 6PG
DECIDED: 22/12/2015
DECISION: Refused
APPEAL RECEIVED: 26/01/2016
APPEAL DECIDED: 06/04/2016
APPEAL DECISION: Dismissed

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: 04/04/2016 and 29/04/2016****Report for Development Control Planning Committee****Hirwaun**

- 16/0154/10** Decision Date: 27/04/2016
Proposal: New 3 to 4 bedroom house with integral garage and vehicle access.
Location: PLOT 4 BRYNFYNNON FARM, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9SF

- 16/0235/10** Decision Date: 25/04/2016
Proposal: Proposed Rear Conservatory/Orangery.
Location: 1 RICHMOND DRIVE, HIRWAUN, ABERDARE, CF44 9UA

- 16/0270/10** Decision Date: 25/04/2016
Proposal: Proposed extension at first floor over rear bathroom annexe.
Location: 1A RAILWAY TERRACE, HIRWAUN, ABERDARE, CF44 9TH

Aberdare West/Llwydcoed

- 16/0041/10** Decision Date: 22/04/2016
Proposal: Conversion of public house into 2 no. dwelling houses (Amended site plan received 11th March 2016)
Location: CORNER HOUSE INN, CORNER HOUSE STREET, LLWYDCOED, ABERDARE, CF44 0YA

- 16/0053/15** Decision Date: 19/04/2016
Proposal: Vary Condition no. 1 of planning permission ref. 10/1290 to extend consent for a further 5 years.
Location: PLOT 3 LAND ADJOINING PLAS NEWYDD, OFF MERTHYR ROAD, LLWYDCOED ABERDARE, CF44 0YE

- 16/0146/10** Decision Date: 29/04/2016
Proposal: Change of use of unused land to garden curtilage including moving of and new fencing (existing fencing 1.8m high close boarding tanalised timber).
Location: LAND AT THE SIDE OF 40 MAES Y FFION, ADJACENT TO FOUNDERS ROW, LLWYDCOED, ABERDARE

- 16/0197/10** Decision Date: 04/04/2016
Proposal: Proposed single storey rear extension and first floor side extension.
Location: 57 POTTERS FIELD, TRECYNON, ABERDARE, CF44 8HX

- 16/0273/10** Decision Date: 25/04/2016
Proposal: Two storey side extension and also single storey side extension.
Location: PARC ISAF, BWLLFADARE TERRACE, CWMDARE, ABERDARE, CF44 8UH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/04/2016 and 29/04/2016****Report for Development Control Planning Committee****Aberdare East**

15/1523/10 Decision Date: 20/04/2016
Proposal: Change of use from Class B1 (offices) to 2 no. 2 bedroom flats on the first and second floors (Amended plans received 09/03/16).
Location: OFFICES, 3-4 HIGH STREET, ABERDARE, CF44 7AA

15/1562/10 Decision Date: 11/04/2016
Proposal: Erection of detached 4 bedroom house (amended plans received 03/02/16 & 28/02/16).
Location: LAND AT OAK STREET, ABERDARE, CF44 7HL

16/0126/10 Decision Date: 04/04/2016
Proposal: Change of use of first floor flat to dental surgery
Location: JAMES PUGH DENTAL SURGERY, 15-16 CARDIFF STREET, ABERDARE, CF44 7DP

Mountain Ash East

16/0295/10 Decision Date: 25/04/2016
Proposal: Domestic garage
Location: 26 LOWER FOREST LEVEL, MOUNTAIN ASH, CF45 4HP

Abercynon

15/1485/30 Decision Date: 19/04/2016
Proposal: Woodland maintenance, with the thinning of trees to remove unsafe trees alongside the Taff Trail and A470 and construction of 2 no. associated buildings (to be used as tractor shed, tool shed/shelter & wood shed) all
Location: OLD CANALSIDE WOODLAND, CILFYNYDD

16/0045/01 Decision Date: 29/04/2016
Proposal: Provision of new non-illuminated fascia signage in company colours with raised lettering.
Location: 1A YMYSMEURIG ROAD, ABERCYNON, CF45 4SY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/04/2016 and 29/04/2016****Report for Development Control Planning Committee****Ynysybwl**

15/1379/10 Decision Date: 14/04/2016
Proposal: Timber building to accommodate office, food store and packing area in connection with egg business (amended site location plan received 14/03/16).
Location: TOP YARD, TIR Y GELLI FARM, GELLI-WRGAN ROAD, MOUNTAIN ASH, PONTYPRIDD, CF37 3PG

16/0222/10 Decision Date: 25/04/2016
Proposal: First floor extension to bedroom and provision of bathroom
Location: 19 NEW ROAD, YNYSYBWL, PONTYPRIDD, CF37 3HA

16/0229/10 Decision Date: 12/04/2016
Proposal: First Floor Rear Extension, Loft Conversion, Internal & External Alteration.
Location: 48 NEW ROAD, YNYSYBWL, PONTYPRIDD, CF37 3HA

16/0257/10 Decision Date: 25/04/2016
Proposal: Two storey rear extension, ground floor to house, office, gym and toilet and first floor to house, bedroom and bathroom.
Location: PWLL HELYG HOUSE, MILL ROAD, YNYSYBWL, PONTYPRIDD, CF37 3LS

Aberaman North

16/0230/10 Decision Date: 25/04/2016
Proposal: Proposed single storey rear extension.
Location: 17 NEW STREET, GODREAMAN, ABERDARE, CF44 6DY

16/0232/10 Decision Date: 12/04/2016
Proposal: Proposed Conservatory.
Location: TY NEWYDD, BROOK STREET, ABERAMAN, ABERDARE, CF44 6YD

Aberaman South

16/0120/10 Decision Date: 07/04/2016
Proposal: Provision of new pedestrian access path for customers who use the Aberdare Delivery Office.
Location: UNIT 1 ROYAL MAIL ABERDARE, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

16/0138/10 Decision Date: 07/04/2016
Proposal: New three bedroom detached dwelling
Location: 7/8 AMAN COURT, CWMAMAN, ABERDARE

16/0140/01 Decision Date: 27/04/2016
Proposal: 2 no. non-illuminated totem signs (retrospective) (Amended plan received 31/3/16, to reposition Totem B)
Location: SCREWFIX, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

Development Control Committee Agenda - 19th May 2016

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 04/04/2016 and 29/04/2016
Report for Development Control Planning Committee

Treherbert

15/1470/10 Decision Date: 22/04/2016
Proposal: Workshop extension to existing building and parking spaces. (Amended details received 29/02/16)
Location: OLD SCHOOL WORKSHOPS, HENDREWEN ROAD, BLAENCWM, TREORCHY, CF42 5DR

Treorchy

16/0158/10 Decision Date: 25/04/2016
Proposal: Single storey extension to form a kitchen and raising roof on existing bedroom and erection of a detached garage.
Location: 23 DUMFRIES STREET, TREORCHY, CF42 6TW

Pentre

15/0635/10 Decision Date: 14/04/2016
Proposal: Wood storage shed attached to existing garage and chicken coop on the land adjacent to the garage.
Location: LAND ADJACENT TO HODDINOTTS HOUSES, PENTRE, MID GLAMORGAN, CF41 7DW

Ystrad

16/0179/15 Decision Date: 20/04/2016
Proposal: Variation of conditions 2 (Site Boundary and Vehicular Footway), 3 (Access, Parking and Turning Facilities), 4, (Vehicular Footway), 10 (Hydrological Impact Assessment) and 12 (Driveway Construction Materials) of
Location: GRANBY HOUSE, RED ROSE HILL, PENTRE, CF41 7PU

Llwynypia

16/0080/10 Decision Date: 25/04/2016
Proposal: Proposed detached garage/workshop for domestic use and new boundary wall
Location: 19 GLAMORGAN TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HW

Tonypandy

16/0157/10 Decision Date: 12/04/2016
Proposal: Full width single storey extension to kitchen.
Location: 8 CWRT GELLIFAELOG, TONYPANDY, CF40 1DX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/04/2016 and 29/04/2016****Report for Development Control Planning Committee****Penygraig**

16/0089/10 Decision Date: 14/04/2016
Proposal: Change of use from Post Office A1 to Coffee Shop A3
Location: POST OFFICE, BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1PT

16/0107/10 Decision Date: 29/04/2016
Proposal: Proposed extension to form a bathroom and erection of a detached garage.
Location: MAESGWYN, BLANCHE STREET, WILLIAMSTOWN, TONYPANDY, CF40 1NZ

Porth

15/1338/10 Decision Date: 14/04/2016
Proposal: Change of use of land and the provision of self storage units in association with the use of the adjacent business together with new boundary fence and retaining gabion basket walls.(Amended description, location
Location: LAND ADJACENT TO RHONDDA SELF STORAGE, DINAS ROAD, TONYPANDY, CF40 1JQ

Cymmer

16/0137/10 Decision Date: 08/04/2016
Proposal: Two storey rear extension
Location: 3 BROOK STREET, CYMMER, PORTH, CF39 9AU

Tylorstown

16/0061/10 Decision Date: 08/04/2016
Proposal: Erection of a 4 bedroom dwelling, detached double garage and detached garage block of 4 garages for private rental.
Location: LAND TO EAST OF EAST STREET, TYLORSTOWN, CF43 3HS

Maerdy

16/0148/10 Decision Date: 07/04/2016
Proposal: Change of use from commercial premises to domestic 3 bed dwelling. The property was originally a three bedroom house and had a change of use to a tenants and residents base.
Location: 9 MAES-Y-RHEDYN, MAERDY, FERNDAL, CF43 4TL

16/0250/10 Decision Date: 25/04/2016
Proposal: Landscaping works including boundary treatments, creation of pathways, land profiling, planting, provision of planting area and associated works.
Location: LAND ADJOINING TAN-Y-MARIAN, MAERDY, FERNDAL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/04/2016 and 29/04/2016****Report for Development Control Planning Committee****Town (Pontypridd)**

16/0219/10 Decision Date: 21/04/2016
Proposal: Replacement of the existing external ATM to create efficient wheelchair access. Replacement of the surrounding glazing.
Location: HSBC, 92A TAFF STREET, PONTYPRIDD, CF37 4SR

16/0223/01 Decision Date: 21/04/2016
Proposal: Replacement of the existing external signage to comply with current brand standards.
Location: HSBC, 92A TAFF STREET, PONTYPRIDD, CF37 4SR

16/0306/10 Decision Date: 25/04/2016
Proposal: Single storey extension to rear of property.
Location: 42 LANPARK ROAD, PONTYPRIDD, CF37 2DL

Trallwn

16/0175/15 Decision Date: 18/04/2016
Proposal: Variation of Condition 1 of planning application 11/0066/10, (Approved 16/05/11 - conversion to 3 no. bed flats & office accommodation) to extend the expiration period for further 5 years.
Location: 67 MERTHYR ROAD, PONTYPRIDD, CF37 4DD

Rhondda

16/0212/10 Decision Date: 08/04/2016
Proposal: Replacement of side boundary wall.
Location: 9 HENWYSG CLOSE, HOPKINSTOWN, PONTYPRIDD, CF37 2RN

Treforest

16/0208/10 Decision Date: 26/04/2016
Proposal: Change of use to HMO
Location: DELFAN, NEW PARK TERRACE, TREFOREST, PONTYPRIDD, CF37 1TH

16/0213/15 Decision Date: 22/04/2016
Proposal: To retain the validity of the permission, by reviewing expiration of 3 years from the date of approval of the previous variation 13/0250/15.
Location: LAND ADJACENT TO THE SIDINGS, GWYN STREET, TREFOREST, PONTYPRIDD, CF37 1TU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/04/2016 and 29/04/2016****Report for Development Control Planning Committee****Ffynon Taf**

15/1458/10 Decision Date: 12/04/2016
Proposal: New 150 seat prefabricated stand to replace existing stand and will sit on a 1m high base of block construction.
Location: TAFFS WELL FOOTBALL CLUB, PARISH ROAD, TAFFS WELL, CF15 7PW

16/0068/01 Decision Date: 11/04/2016
Proposal: Advertisement sign.
Location: JOINT EDUCATION SERVICE JES, CEFN COED, NANTGARW, TAFFS WELL, CARDIFF, CF15 7QQ

16/0093/10 Decision Date: 06/04/2016
Proposal: Proposed conservatory and domestic garage
Location: 5 PANT PLACE, TAFFS WELL, CARDIFF, CF15 7QG

16/0204/10 Decision Date: 04/04/2016
Proposal: Proposed treble storey rear extension. Obscure window to converted bathroom.
Location: 56 CARDIFF ROAD, GLAN Y LLYN, TAFFS WELL, CARDIFF, CF15 7QE

Llantwit Fardre

15/1643/10 Decision Date: 05/04/2016
Proposal: Double storey extension with single storey utility to rear, 1200mm overhang on first floor to one side, and detached garage. (Revised plans received 26th February 2016 to include garage)
Location: 13 HEOL BRYNHYFRYD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RH

16/0165/10 Decision Date: 04/04/2016
Proposal: First floor extension to provide 2 new bedrooms above existing ground floor lounge [side of house]. Erection of detached garage to rear of property. Provision of car parking bay and pavement crossover to front of
Location: 6 YSTRADBARWIG TERRACE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HR

16/0201/10 Decision Date: 06/04/2016
Proposal: Remove existing glass conservatory. Construct in its place a single storey kitchen extension.
Location: 10 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

16/0215/10 Decision Date: 08/04/2016
Proposal: Extension of garage and provision of pitched roof
Location: 62 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE

Church Village

16/0239/01 Decision Date: 29/04/2016
Proposal: Advertisement sign.
Location: YSGOL GYFUN GARTH OLWG, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1DX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 04/04/2016 and 29/04/2016****Report for Development Control Planning Committee****Tonteg**

16/0113/10 Decision Date: 06/04/2016
Proposal: Retrospective change of use of site from car sales to vehicle spraying and the installation of an associated office.
Location: HADFIELD MOTOR CO, TAFF BUSINESS CENTRE, TONTEG ROAD, UPPER BOAT, PONTYPRIDD, CF37 5UA

Tonyrefail East

15/0329/10 Decision Date: 22/04/2016
Proposal: Two new air conditioning units. New extractor flue and fan with silencers and carbon filters to minimise odours (Retrospective)
Location: 25 MILL STREET, TONYREFAIL, PORTH, CF39 8AB

Beddau

15/1604/10 Decision Date: 25/04/2016
Proposal: Proposed single storey 3 car garage.
Location: FARMHOUSE, CROOKED YARD FARM, LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PY

15/1620/10 Decision Date: 25/04/2016
Proposal: Single storey 3 car garage and garden storage with accessible loft space for a home gym.
Location: FARMHOUSE, CROOKED YARD FARM, LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PY

Town (Llantrisant)

16/0081/10 Decision Date: 12/04/2016
Proposal: Raising the ground level of an existing garden, erection of a timber fence, outbuilding, underground store and incorporation of a small parcel of land into the garden curtilage of 22 Chartist Road.
Location: 22 CHARTIST ROAD, LLANTRISANT, PONTYCLUN, CF72 8QL

16/0147/10 Decision Date: 22/04/2016
Proposal: First floor side extension over garage and car port (Amended Plans Received 23/03/16).
Location: 9 SOUTH DRIVE, LLANTRISANT, PONTYCLUN, CF72 8DP

16/0187/09 Decision Date: 15/04/2016
Proposal: Lawful Development Certificate for a proposed extension to form kitchen and sun room.
Location: 20 THE DAIRY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8TT

Development Control Committee Agenda - 19th May 2016

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 04/04/2016 and 29/04/2016
Report for Development Control Planning Committee

Talbot Green

16/0224/01 Decision Date: 14/04/2016
Proposal: 1 No. externally illuminated fascia sign, 1 No. non-illuminated fascia sign to front elevation and 1 No. non-illuminated projecting sign (Retrospective)
Location: POST OFFICE, STUART TERRACE, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AA

Pontyclun

16/0159/09 Decision Date: 19/04/2016
Proposal: Lawful Development Certificate for a proposed single storey extension to form kitchen and study.
Location: 81 YNYSDDU, PONTYCLUN, CF72 9UB

16/0218/10 Decision Date: 29/04/2016
Proposal: Proposed two-storey and single storey extension to rear.
Location: 2 RAILWAY TERRACE, TALBOT GREEN, PONTYCLUN, CF72 8HP

16/0231/10 Decision Date: 25/04/2016
Proposal: First floor side extension, external alterations and new 1.8m high gates.
Location: TREETOPS, CARDIFF ROAD, MWYNDY, PONTYCLUN, CF72 8PN

16/0243/10 Decision Date: 12/04/2016
Proposal: Two storey full width extension to form a kitchen, utility room, shower and bedroom.
Location: 22 LLWYNFEN ROAD, PONTYCLUN, CF72 9EL

Brynna

15/1305/16 Decision Date: 22/04/2016
Proposal: Reserved Matters application for 5 dwellings and associated highway and landscaping works
Location: PHASE II, BRYNNA HOUSE, BRYNNA WOODS, BRYNNA ROAD, BRYNNA, PONTYCLUN, CF72 9QF

15/1489/10 Decision Date: 19/04/2016
Proposal: Detached garage.
Location: 20 HEOL DEWI, BRYNNA, PONTYCLUN, CF72 9SP

Total Number of Delegated decisions is 66

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 04/04/2016 and 29/04/2016****Report for Development Control Planning Committee****Cwmbach****16/0074/13** Decision Date: 06/04/2016**Proposal:** Construction of two x 2 storey dwellings. (Outline Application)**Location:** LAND TO THE REAR OF 8 TIRFOUNDER ROAD, CWMBACH, ABERDARE, CF44 0BE**Reason: 1** The proposal would result in an unacceptable loss of amenity by virtue of its close proximity in relation to neighbouring properties and would result in an overbearing and oppressive impact on the occupiers. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The development would be in close proximity to neighbouring dwellings and would most likely have a detrimental impact on a tree considered to be of amenity value. Therefore the development would have a detrimental visual impact on the character of the site and the area as a whole. As such the development is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** Insufficient information has been submitted to assess the impact of the development on ecology and trees. As such the development fails to comply with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.**Reason: 4** The private shared access as proposed is sub-standard in terms of width, no turning area, structural integrity, visibility, junction radii and surface water drainage to cater for the type and volume of traffic generated by the proposed dwellings leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway users and free flow of traffic. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Trallwn****16/0258/10** Decision Date: 27/04/2016**Proposal:** Alterations to rear roof and windows/doors to side and rear.**Location:** 20 SION STREET, PONTYPRIDD, CF37 4SD**Reason: 1** The proposed hip-to-gable main roof alteration and removal of the lean-to side entrance are considered to be acceptable. However, by virtue of its height, prominence and impact on neighbouring properties and the street scene, the design of the proposed single pitch roof to the rear extension is considered to be prejudicial to the character of the Conservation Area, contrary to Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance.

Development Control : Delegated Decisions - Refusals between: 04/04/2016 and 29/04/2016

Report for Development Control Planning Committee

Rhondda

16/0022/13 Decision Date: 06/04/2016

Proposal: Proposed erection of a detached dormer bungalow.

Location: LAND REAR OF 23-31 LLANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU

Reason: 1 The proposed development would be contrary to Policies AW1, AW 2 and SSA13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that it would represent unjustified sporadic development in an unsustainable location, outside of the established settlement boundaries.

Reason: 2 The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The proposed additional use of the sub-standard lane as a principal means of access to serve the proposed development would create increased traffic hazards to the detriment of highway and pedestrian safety. The proposed access lane lacks adequate geometry, width of carriageway, segregated footway turning area and forward visibility and therefore further intensification of use would be to the detriment of safety of all highway users and the free flow of traffic.

The proposed access lacks an adequate turning area to cater for vehicular turning movements to and from the site, thereby generating vehicular reversing/turning movements and creating hazards to the detriment of highway and pedestrian safety.

The proposed development would generate vehicular movements in an area where the visibility is restricted due to the on street car parking by existing residential vehicles.

Pontyclun

16/0172/10 Decision Date: 22/04/2016

Proposal: Demolition of existing sub-standard bungalow with bedroom in the roof and construction of new four bedroom dwelling re-positioned on the site

Location: BOLSON, LLANTRISANT ROAD, GROES-FAEN, PONTYCLUN, CF72 8NS

Reason: 1 The proposed new dwelling would be contrary to Policy AW2 and SSA13 of the Rhondda Cynon Taf Local Development Plan in that it would represent unjustified development in an unsustainable location and also be contrary to Policy AW5 as the development would not be accessible to the local and wider community by a range of sustainable modes of transport.

Total Number of Delegated decisions is 4

Rhondda Cynon Taf County Borough Council

Development Control Enforcement – April 2016

Cases

Received	40
Resolved	36
12 week target (70%)	64%
Complainant acknowledged	94%
Site visit	68%
Case priority	0 (Priority 1) 26 (Priority 2) 14 (Priority 3)

Source

Anonymous	0
Councillor	7
Internal/pro-active	2
Public	31
AM/MP	0

Type

Advert	2	Breach of condition	3
Engineering operations	3	TPO	0
Change of use	3	Not in accordance	1
Householder	16	Operational development	3
Listed Building	0	Untidy land	9

Resolution

Remedied	13
No breach	10
Not expedient	2
Planning application	8
Notice served	3

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

EN/16/00072

Location: Scott's Hotel, Main Road, Llantwit Fardre
Breach: Breach of Condition – 07/0189 (gate to be locked to restrict use for hotel owner only)

Decision: Breach of condition notice issued (to require the gate to be locked when not in use by the hotel owner)

Reason: The gated steps are used as a thoroughfare/shortcut to the residential estate from the Hotel which is causing an unacceptable level of noise and disturbance.

EN/16/00106

Location: Ty Uchaf, Mynydd Coedbychan Road, Brynna
Breach: Retaining wall

Decision: Not expedient

Reason: The 1200mm high wall has little visual impact on the character and appearance of the area.

EN/16/00111

Location: 30 Gilmour Street, Tonypandy
Breach: Breach of Condition's – 15/1428 (1. Removal of decking; 2. Render northern garage elevation).

Decision: Breach of condition notice issued (to remove the decking and render the northern elevation of the garage)

Reason: The planning permission for the garage was approved in retrospect, however, the roof terrace was required to be removed due to the overlooking implications and the finish to the front elevation of the garage was yet to be completed.

EN/16/00115

Location: 74 Thomas Street, Tonypandy
Breach: Decking

Decision: Not expedient
Reason: A small section of decking (1m²) is 50mm over the permitted height of 300mm and does not have any visual or overlooking.

EN/16/00128

Location: 47 Upper Gynor Place, Ynyshir
Breach: Untidy land

Decision: s215 Notice issued
Reason: The unkempt garden has a significant amount of inert waste material (primarily rubble) openly stored in the garden and its condition has an adverse impact on the amenity 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

19 MAY 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