

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017

**DEVELOPMENT CONTROL
COMMITTEE
4 AUGUST 2016**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

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

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 27/06/2016 and 22/07/2016.

Overview of Enforcement Cases.
Enforcement Delegated Decisions.
Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.

2. RECOMMENDATION

That Members note the information.

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Rhondda Cynon Taf County Borough Council Development Control Enforcement – June 2016

Cases

Received	46
Resolved	27
12 week target (70%)	70%
Complainant acknowledged	91%
Site visit	92%
Case priority	0 (Priority 1) 28 (Priority 2) 16 (Priority 3)

Source

Anonymous	5
Councillor	6
Internal/pro-active	6
Public	29
AM/MP	0

Type

Advert	4	Breach of condition	4
Engineering operations	2	TPO	1
Change of use	4	Not in accordance	5
Householder	17	Operational development	6
Listed Building	0	Untidy land	3

Resolution

Remedied	8
No breach	9
Not expedient	1
Planning application	6
Notice served	3

Rhondda Cynon Taf County Borough Council

Development Control Enforcement – Delegated decisions (June 2016)

EN/16/00098

Location: Land rear of Leyshon Street, Graig
Breach: Garage higher than approved (14/1440)

Decision: Not expedient to take any further action
Reason: The garage has been built 100mm higher than the approved drawings (to 2.8m). This increase has no visual impact on the development nor is there any impact on neighbouring amenity.

EN/16/00188

Location: Castellau Fach Farm, Castellau
Breach: Vehicular workshop

Decision: Enforcement Notice (to cease the use of the workshop)
Reason: The use is located in an unsustainable location and has a detrimental impact on neighbouring amenity and highway safety.

EN/16/00192

Location: Former Welsh School, Cardiff Road, Aberaman
Breach: Breach of Condition's – 13/1337 (3. Hours of operation)

Decision: Breach of condition notice issued (to adhere to the standard hours of operation)
Reason: The breach of the hours are having a detrimental impact on neighbouring residential amenity.

EN/16/00074

Location: Land opposite Forge Row Cottages, Aberaman
Breach: Breach of Conditions 4 & 13 – 09/0663 (4. access works & 13. boundary wall)

Decision: Breach of condition notice issued (to implement the access road and construct the boundary wall)
Reason: The dwellings are occupied and the access is required for highway safety. An appropriate finish to the wall is also required in the interest of visual amenity

(Committee 04/08/16)
APPEALS RECEIVED

APPLICATION NO: 16/0172/10 (BJW)
APPEAL REF: A/16/3151419
APPLICANT: Mr N Lougher
DEVELOPMENT: 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
APPEAL RECEIVED: 31/05/2016
APPEAL START DATE: [22/06/2016](#)

APPLICATION NO: 16/0416/10 (KL)
APPEAL REF: D/16/3153553
APPLICANT: Mr M Gazzì
DEVELOPMENT: Re-submission: Demolish existing garden shed and build new domestic garage.
LOCATION: 22 THE PARADE, FERNDALÉ, CF43 4SU
APPEAL RECEIVED: 30/06/2016
APPEAL START DATE: [22/07/2016](#)

APPLICATION NO: 16/0310/15 (EL)
APPEAL REF: A/16/3151745
APPLICANT: Mrs S Drew
DEVELOPMENT: Vary hours imposed as Condition 4 attached to consent 15/0377/15 dated 21 December 2015 to extend closing hours to 22.00 Monday to Friday and 22.30 on Saturday.
LOCATION: 1 THE PRECINCT, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1SB
APPEAL RECEIVED:
APPEAL START DATE: [24/06/2016](#)

APPEAL DECISIONS RECEIVED

APPLICATION NO: 15/0806/10 (CPU)
APPEAL REF: A/16/3143076
APPLICANT: Mr P 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
DECIDED: 17/09/2015
DECISION: Refused
APPEAL RECEIVED: 25/01/2016
APPEAL DECIDED: 21/06/2016
APPEAL DECISION: Dismissed

APPLICATION NO: EN/14/00405 (JCW)
APPEAL REF: C/15/3139709
APPLICANT: Ms E Jones
DEVELOPMENT: Operating a cattery from dwelling & erection of cat run in rear garden
LOCATION: Glyndwr, Darren-ddu Road, Glyncoch
DECIDED: 10/12/2014
DECISION: Refused
APPEAL RECEIVED: 02/12/2015
APPEAL DECIDED: 27/06/2016
APPEAL DECISION: Dismissed

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
DECIDED: 21/10/2015
DECISION: Refused
APPEAL RECEIVED: 22/04/2016
APPEAL DECIDED: 21/07/2016
APPEAL DECISION: Dismissed

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
DECIDED: 26/01/2016
DECISION: Refused
APPEAL RECEIVED: 01/02/2016
APPEAL DECIDED: 14/07/2016
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: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Penywaun**

- 16/0684/10** Decision Date: 19/07/2016
Proposal: Side single story extension for disabled shower room and W.C.
Location: 42 ERW LAS, PENYWAUN, ABERDARE, CF44 9BG

Aberdare West/Llwydcoed

- 16/0479/10** Decision Date: 30/06/2016
Proposal: Build on top of existing kitchen for bedroom and bathroom. (revised plans reducing depth of first floor extension received 15/6/2016)
Location: 12 MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YE

- 16/0505/10** Decision Date: 13/07/2016
Proposal: Build on top of existing single storey extension for bedroom and bathroom.
Location: 26 BRYN TERRACE, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RA

- 16/0557/10** Decision Date: 07/07/2016
Proposal: Conversion of roof space into living accommodation and constriction of two storey rear extension, single storey lean to stores to side. (Revised plan, reducing depth of two storey rear extension to that of earlier
Location: 12A BRYN DERWEN, CWMDARE, ABERDARE, CF44 8SE

- 16/0616/10** Decision Date: 07/07/2016
Proposal: Single storey rear extension, rear dormer extension and internal / external alterations.
Location: 7 THE DELL, CWMDARE, ABERDARE, CF44 8BF

- 16/0688/10** Decision Date: 19/07/2016
Proposal: Erection of single storey rear kitchen and utility room extension.
Location: 16 AEL-Y-BRYN, CWMDARE, ABERDARE, CF44 8RR

Aberdare East

- 16/0600/10** Decision Date: 06/07/2016
Proposal: Rebuilding of garage
Location: PLOT 9, GARAGE, DEPOT ROAD, ABERDARE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Cwmbach**

16/0516/10 Decision Date: 19/07/2016
Proposal: Single storey extension bathroom and bedroom.
Location: 3 CLWYD AVENUE, CWMBACH, ABERDARE, CF44 0LG

16/0649/10 Decision Date: 12/07/2016
Proposal: Single storey extension to rear.
Location: 23 BRYN GLAS, CWMBACH, ABERDARE, CF44 0LU

Mountain Ash East

16/0664/10 Decision Date: 22/07/2016
Proposal: Two storey extension for kitchen and bedroom.
Location: 2 MARY STREET, NEWTOWN, MOUNTAIN ASH, CF45 4HH

Mountain Ash West

16/0564/10 Decision Date: 19/07/2016
Proposal: Single extension for kitchen and dining room.
Location: 8 BOI CLOSE, MOUNTAIN ASH, CF45 3DP

Penrhiwceiber

16/0618/10 Decision Date: 21/07/2016
Proposal: Proposed development of 4 no. 2 bedroom self contained apartments
Location: SITE OF FORMER BETHESDA ENGLISH BAPTIST CHURCH, PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

Abercynon

16/0583/10 Decision Date: 15/07/2016
Proposal: Rear dormer roof extension.
Location: 52 MARGARET STREET, ABERCYNON

Aberaman North

16/0554/10 Decision Date: 19/07/2016
Proposal: Retention of existing rear garage
Location: 32 PLEASANT VIEW STREET, GODREAMAN, ABERDARE, CF44 6ED

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016

Report for Development Control Planning Committee

Aberaman South

16/0125/09

Decision Date: 13/07/2016

Proposal:

Loft conversion, including hip to gable extension

Location:

TY COCH, PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

16/0683/10

Decision Date: 19/07/2016

Proposal:

Proposed extension to side and rear.

Location:

36 KINGSBURY PLACE, CWMAMAN, ABERDARE, CF44 6LH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Treherbert****16/0412/01** Decision Date: 04/07/2016**Proposal:** Wall Art on pine-end of building.**Location:** TATTOO STUDIO, 178 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE**Treorchy****16/0510/10** Decision Date: 29/06/2016**Proposal:** Proposed two storey side and rear extension to form kitchen lounge and bedrooms.**Location:** 18 TYLACOCK PLACE, TREORCHY, CF42 6DH**16/0532/10** Decision Date: 04/07/2016**Proposal:** Proposed two storey full width extension to form a ground floor toilet, kitchen and two first floor bedrooms.**Location:** 5 SENGHENYDD STREET, TREORCHY, CF42 6AP**16/0679/23** Decision Date: 05/07/2016**Proposal:** 3 short ramps, 1 stacking area and a bay for static winching required to work site effectively and safely. All facilities will be constructed by competent contractors supervised by qualified civil engineering staff using the**Location:** MAINDY RHONDDA FOREST, MAINDY ROAD, CWMPARC**Ystrad****16/0488/10** Decision Date: 29/06/2016**Proposal:** Construct solid wall balustrading on top of existing steps. Provide galvanized steel gates to rear hardstanding.**Location:** 111 TYNTYLA ROAD, LLWYNYPIA, RHONDDA**16/0627/10** Decision Date: 20/07/2016**Proposal:** Proposed two storey and single storey rear extension.**Location:** 19 YSTRAD TERRACE, GELLI, PENTRE, CF41 7UA**Llwynypia****16/0658/10** Decision Date: 22/07/2016**Proposal:** Single storey extension to form a kitchen.**Location:** 25 GLAMORGAN TERRACE, LLWYNYPIA, TONYPANDY, CF40 2HW**Tonypandy****16/0509/10** Decision Date: 30/06/2016**Proposal:** First floor extension to form bedroom.**Location:** 9 DANYCOED TERRACE, TONYPANDY, CF40 2AS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Penygraig**

- 16/0641/10** Decision Date: 20/07/2016
Proposal: Propose increase to the pitch of the roof of the existing garage at the rear of no. 7 Simon Terrace, Williamstown.
Location: 7 SIMON TERRACE, WILLIAMSTOWN, TONYPANDY, CF40 1NJ

Porth

- 16/0396/10** Decision Date: 04/07/2016
Proposal: Conservatory to rear.
Location: 104 CHARLES STREET, PORTH, CF39 9YF
- 16/0499/10** Decision Date: 01/07/2016
Proposal: Proposed change of use from retail shop to take away (fish & chips) A3 use class.
Location: 10 HANNAH STREET, PORTH, CF39 9PU
- 16/0539/10** Decision Date: 08/07/2016
Proposal: Change of use from existing outbuilding to studio flat as part of a residential care home.
Location: TY BRYN TEG CARE HOME, ST LUKE'S ROAD, PORTH, CF39 9TR
- 16/0541/01** Decision Date: 14/07/2016
Proposal: Replacement of existing flag pole sign with 6m high totem sign
Location: LIDL, CYMMER ROAD, DINAS, PORTH, CF39 9BL

Cymmer

- 16/0507/10** Decision Date: 04/07/2016
Proposal: Two storey extension to form a bedroom and bathroom.
Location: 13 WYNDHAM STREET, GLYNFACH, PORTH, CF39 9HT
- 16/0546/10** Decision Date: 12/07/2016
Proposal: Domestic garage.
Location: 29 GRAIGWEN ROAD, CYMMER, PORTH, CF39 9HA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Ynyshir**

- 16/0427/19** Decision Date: 29/06/2016
Proposal: Mature Ash - Crown reduce by 30% and remove limb growing over drive towards house. Mature Leylandi - Remove 3 limbs growing over house and lane.
Location: RIVERSIDE BUNGALOW, Y MAENDY, YNYSHIR, PORTH, CF39 0AS

- 16/0508/10** Decision Date: 01/07/2016
Proposal: Proposed erection of garage at the rear.
Location: 15 RAILWAY TERRACE, YNYSHIR, PORTH, CF39 0ES

Tylorstown

- 16/0070/10** Decision Date: 07/07/2016
Proposal: 5 no. houses (4 x 3B, 1 x 4B) and new private access points off East Street.
Location: LAND EAST OF EAST STREET, TYLORSTOWN, FERNDALE, CF43 3HR

- 16/0542/01** Decision Date: 14/07/2016
Proposal: Replacement of existing flag pole with 7.5m high totem sign
Location: LIDL, EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3HJ

- 16/0681/23** Decision Date: 05/07/2016
Proposal: 2 new tracks one stoned (350m) and one not stoned (225m) which will be constructed by competent contractors and supervised by qualified forest civil engineers. The tracks will be constructed using the
Location: PENRHYS WOODLAND, HEOL PENDYRUS, PENRHYS

Glyncoch

- 16/0357/19** Decision Date: 29/06/2016
Proposal: 30% Crown reduction of 1 Lime tree and 1 Horse Chestnut tree.
Location: CEDARS, THE GROVE, GLYNCOCH, PONTYPRIDD, CF37 3BQ

Town (Pontypridd)

- 16/0477/19** Decision Date: 29/06/2016
Proposal: Works involve a coppiced approach to the management of tree stock covering 5 years. (See Appendices for more information)
Location: LAND NORTH OF PAVIA COURT, GRAIGWEN ROAD, PONTYPRIDD, CF37 2TW

Trallwn

- 16/0663/10** Decision Date: 14/07/2016
Proposal: Single storey kitchen extension.
Location: 48 THE AVENUE, PONTYPRIDD, CF37 4DF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Treforest**

- 16/0445/10** Decision Date: 21/07/2016
Proposal: Conversion of dwelling house to 7 bed House in Multiple Occupation (HMO).
Location: 1 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1SR

- 16/0699/23** Decision Date: 12/07/2016
Proposal: Demolition of part of Ty Brecon B Block
Location: TY BRECON B1 BLOCK, UNIVERSITY OF SOUTH WALES, LLANTWIT ROAD, TREFOREST, PONTYPRIDD, CF37 1TR

Hawthorn

- 16/0483/08** Decision Date: 06/07/2016
Proposal: Construction of new sports hall on existing hard stand area within the school grounds.
Location: HAWTHORN HIGH SCHOOL, SCHOOL LANE, RHYDYFELIN, PONTYPRIDD, CF37 5AL

- 16/0646/10** Decision Date: 07/07/2016
Proposal: Extension to existing kitchen.
Location: 2 DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

- 16/0677/10** Decision Date: 19/07/2016
Proposal: Proposed front and rear two storey domestic extension.
Location: 45 CEIRIOG CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5PH

Church Village

- 16/0559/10** Decision Date: 19/07/2016
Proposal: Conservatory
Location: 12 CWRT COED-Y-BRENIN, CHURCH VILLAGE, PONTYPRIDD, CF38 1TN

Tonteg

- 16/0615/09** Decision Date: 07/07/2016
Proposal: Construction of a rear dormer roof extension and insertion of rooflights to the front elevation
Location: 7 UNDERHILL DRIVE, TONTEG, PONTYPRIDD, CF38 1NW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Gilfach Goch****16/0183/10** Decision Date: 21/07/2016**Proposal:** Two-storey side and rear extension**Location:** 119 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SW**16/0515/10** Decision Date: 04/07/2016**Proposal:** Change of use from dwelling to residential care home (Use Class C2) for up to 5 young persons.**Location:** MALPAS MEADOWS, BLACKMILL ROAD, HENDREFORGAN, GILFACH GOCH, BRIDGEND, CF35 6EN**16/0566/30** Decision Date: 13/07/2016**Proposal:** Works to utilise and upgrade an existing access road plus a historic forestry access for use with 44ft timber lorries. This is required to remove phytophthora ramorum infected trees which pose a tree health risk.**Location:** 4 PLEASANT VIEW, PENRHIW-FER, TONYPANDY, CF40 1SB**16/0645/10** Decision Date: 21/07/2016**Proposal:** Two storey side extension, single storey rear extension and bay window to front elevation**Location:** 4 HENDREFORGAN CRESCENT, GILFACH GOCH, PORTH, CF39 8UL**Tonyrefail West****16/0620/10** Decision Date: 19/07/2016**Proposal:** Proposed rear extension at first floor level above existing single storey extension.**Location:** 53 PENRHIWFER ROAD, TONYREFAIL, PORTH, CF39 8EY**Tonyrefail East****16/0644/10** Decision Date: 11/07/2016**Proposal:** Erection of equipment store.**Location:** ELY VALLEY MINERS WELFARE CLUB, MILL STREET, TONYREFAIL, CF39 8EA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Beddau**

- 16/0502/10** Decision Date: 30/06/2016
Proposal: Demolish existing conservatory and build new single storey sun lounge.
Location: 40 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JD

- 16/0549/10** Decision Date: 11/07/2016
Proposal: Conservatory addition to rear elevation
Location: 17 HEOL FAENOR, BEDDAU, PONTYPRIDD, CF38 2JN

- 16/0604/10** Decision Date: 04/07/2016
Proposal: Demolition and reconstruction of rear extension due to subsidence. No material change.
Location: WAYSIDE, CASTELLAU ROAD, BEDDAU, PONTYPRIDD, CF38 2RA

Talbot Green

- 16/0451/10** Decision Date: 22/07/2016
Proposal: Sewer connection and attenuation works including provision of a vehicular access tracks and turning area, installation of four attenuation tanks, laying of sewer connection pipe, extension of culverts, installation of
Location: LAND SOUTH OF A473, TALBOT GREEN (NORTH - EAST OF LEEKES DEPT STORE).

- 16/0506/10** Decision Date: 30/06/2016
Proposal: Single extension to rear and side of property on top of existing garage.
Location: 7 FOREST HILLS DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8JB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Pontyclun****16/0275/10** Decision Date: 14/07/2016**Proposal:** First floor side extension**Location:** 137 YNYSDDU, PONTYCLUN, CF72 9UB**16/0401/10** Decision Date: 07/07/2016**Proposal:** Proposed First Floor rear house extension and conservatory.**Location:** 2 PANTAQUESTA COTTAGES, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JW**16/0490/10** Decision Date: 30/06/2016**Proposal:** Two storey side extension.**Location:** 9 CLOS YNYSDDU, PONTYCLUN, CF72 9WQ**16/0544/10** Decision Date: 06/07/2016**Proposal:** Proposed garage conversion**Location:** 19 ACORN CLOSE, MISKIN, PONTYCLUN, CF72 8SQ**16/0545/10** Decision Date: 11/07/2016**Proposal:** Proposed side extension and internal alterations.**Location:** 37 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB**16/0558/10** Decision Date: 21/07/2016**Proposal:** First floor side extension**Location:** 8 BEECHLEA CLOSE, MISKIN, PONTYCLUN, CF72 8PT**Brynna****16/0606/10** Decision Date: 15/07/2016**Proposal:** Rear single storey extension.**Location:** 100 LONYDD GLAS, LLANHARAN, PONTYCLUN, CF72 9FW

Total Number of Delegated decisions is 64

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 27/06/2016 and 22/07/2016

Report for Development Control Planning Committee

Maerdy

16/0416/10 Decision Date: 30/06/2016

Proposal: Re-submission: 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.

Rhondda

16/0521/10 Decision Date: 04/07/2016

Proposal: Internal alterations to existing shop to provide an A3 element to the existing A1 use.

Location: MAESYCOED POST OFFICE, 8 MOUND ROAD, MAESYCOED, PONTYPRIDD, CF37 1EE

Reason: 1 The proposed take away use would be detrimental to the amenities of nearby residential properties by reasons of increased noise and disturbance. As such it is contrary to Policies AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Treforest****16/0341/10** Decision Date: 21/07/2016**Proposal:** Change of use from residential dwelling to 4 bed house in multiple occupation.**Location:** 27 TOWER STREET, TREFOREST, PONTYPRIDD, CF37 1NR**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area where already there is an over-concentration of HMOs and therefore will unacceptably harm the character and appearance of the site and surrounding area and give rise to further on-street parking in an area where already there is considerable demand to the detriment of highway safety and free flow of traffic.**16/0370/10** Decision Date: 21/07/2016**Proposal:** Change of use application from C3 to C4 use class.**Location:** 16 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1SR**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the character and appearance of the site and surrounding area and give rise to further on-street parking in an area where there is already considerable demand to the detriment of highway safety and free flow of traffic.**16/0371/10** Decision Date: 21/07/2016**Proposal:** Change of use application from C3 to C4 use class.**Location:** 2 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1SR**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the character and appearance of the site and surrounding area and give rise to further on-street parking in an area where there is already considerable demand to the detriment of highway safety and the free flow of traffic.**16/0430/10** Decision Date: 21/07/2016**Proposal:** Change of use application from C3 to C4 for a HMO**Location:** 19 OXFORD STREET, TREFOREST, PONTYPRIDD, CF37 1RU**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the character and appearance of the site and surrounding area and give rise to further on-street parking in an area where there is already considerable demand to the detriment of highway safety and free flow of traffic.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Treforest****16/0444/10** Decision Date: 21/07/2016**Proposal:** Conversion of dwelling house to 7 Bed house in multiple occupation (HMO).**Location:** 115 QUEEN STREET, TREForest, PONTYPRIDD, CF37 1RW**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the character and appearance of the site and surrounding area and give rise to further on-street parking in an area where there is already considerable demand to the detriment of highway safety and free flow of traffic.**16/0459/10** Decision Date: 21/07/2016**Proposal:** Change of use from C3 to C4**Location:** 8 BELLE VUE TERRACE, TREForest, PONTYPRIDD, CF37 1TQ**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the character and appearance of the site and surrounding area and give rise to further on-street parking in an area where there is already considerable demand to the detriment of highway safety and free flow of traffic.**16/0461/10** Decision Date: 21/07/2016**Proposal:** Change of Use to Use Class C4 for HMO**Location:** 91 WOOD ROAD, TREForest, PONTYPRIDD, CF37 1RJ**Reason: 1** The proposed development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it will result in the conversion of a dwelling house into a House in Multiple Occupation (HMO) in an area that already has an over-concentration of HMOs and therefore will unacceptably harm the character and appearance of the site and surrounding area and give rise to further on-street parking in an area where there is already considerable demand to the detriment of highway safety and free flow of traffic.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee**

Rhydyfelin Central**16/0686/10** Decision Date: 22/07/2016**Proposal:** New Holiday Chalet**Location:** THE VETCH, LAND TO THE SOUTH OF GLYNTAFF FARM, RHYDYFELIN, PONTYPRIDD, CF37 5HQ**Reason: 1** The site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan. As such the proposal conflicts with Policies AW1 and AW2 of the Rhondda Cynon Taf Local Development Plan and it would amount to an unjustifiable extension of residential development into the countryside.**Reason: 2** The proposed residential development of the site would result in an unwarranted intrusion of residential development into the countryside and would result in a detrimental visual impact on the rural character of the site and area as a whole. As such the development would be contrary to Policies AW5, AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** The network of lanes leading to the site are sub-standard to cater for a further intensification of use and the access lacks an adequate turning area. As such the development would result in a detriment to highway safety and would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Church Village**16/0535/19** Decision Date: 29/06/2016**Proposal:** T1, T2 and T3 - Oak trees. All situated along eastern boundary and all to be felled.**Location:** 5 ALLT Y WIWER, CHURCH VILLAGE, PONTYPRIDD, CF38 1BF**Reason: 1** The proposal to remove three Oak trees because of their poor shape and form is not an acceptable practice. An assessment on the health and condition of the trees is required to justify any TPO trees removal. Any dead wood can be removed from these trees under the exempt work rule.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 27/06/2016 and 22/07/2016****Report for Development Control Planning Committee****Tonyrefail East****16/0343/13** Decision Date: 18/07/2016**Proposal:** Outline planning application for proposed 3 bedroom detached dwelling with access off Bethania Hill with all matters reserved.**Location:** THE BUNGALOW, BETHANIA HILL, TONYREFAIL, CF39 8AL**Reason: 1** Due to the restricted nature of the site it is considered that the proposed development would represent insensitive and inappropriate infilling that would create a cramped form of development that would be 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** Due to the height, scale and the close relationship with existing neighbouring properties it is considered that the proposal would have an overbearing impact that would be detrimental to their privacy and amenity contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Llanharry****16/0501/10** Decision Date: 04/07/2016**Proposal:** Demolition of existing dwelling and construction of replacement dwelling.**Location:** FIR TREE HOLLOW, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD**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.**Reason: 2** The proposed dwelling, by virtue of its increased height, mass and unacceptable design, would represent an incongruous feature, poorly related and detrimental to the character and appearance of the Special Landscape Area and would further compromise the open nature of the defined Green Wedge contrary to Policies AW5, SSA22, SSA23 and AW8 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 13

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

4 AUGUST 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