

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017

**DEVELOPMENT CONTROL
COMMITTEE
18 AUGUST 2016**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.6
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 25/07/2016 and 05/08/2016.

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

2. RECOMMENDATION

That Members note the information.

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(Committee 18/08/16)
APPEALS RECEIVED

APPLICATION NO: 15/0782/10 (BJW)
APPEAL REF: A/16/3154606
APPLICANT: Mr S Prosser
DEVELOPMENT: One residential dwelling (4 Bed).

LOCATION: LAND LYING TO THE WEST OF YNYSCYNON ROAD,
TREALAW, TONYPANDY, CF40 2LL
APPEAL RECEIVED: 15/07/2016
APPEAL START DATE: 27/07/2016

APPLICATION NO: 16/0258/10 (GH)
APPEAL REF: E/16/3149698
APPLICANT: Mr K Stewart
DEVELOPMENT: Alterations to rear roof and windows/doors to side and rear.

LOCATION: 20 SION STREET, PONTYPRIDD, CF37 4SD
APPEAL RECEIVED: 04/05/2016
APPEAL START DATE: 03/08/2016

APPEAL DECISIONS RECEIVED

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.
DECIDED: 01/03/2016
DECISION: Refused
APPEAL RECEIVED: 28/04/2016
APPEAL DECIDED: 28/07/2016
APPEAL DECISION: Dismissed

APPLICATION NO: 15/1441/10 (MF)
APPEAL REF: A/16/3150015
APPLICANT: Mrs A Akhter
DEVELOPMENT: Change of use from sandwich shop (A1) to takeaway restaurant (A3)
LOCATION: 32 OXFORD STREET, MOUNTAIN ASH, CF45 3HB
DECIDED: 24/03/2016
DECISION: Refused
APPEAL RECEIVED: 11/05/2016
APPEAL DECIDED: 02/08/2016
APPEAL DECISION: Allowed with conditions

Decision letters regarding planning and enforcement appeals will be made available on request.

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 25/07/2016 and 05/08/2016****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

16/0220/10 Decision Date: 04/08/2016
Proposal: Garden curtilage extension. (Amended Ownership Certificate)
Location: 2 GRAIGLWYD, CWMDARE, ABERDARE, CF44 8TA

16/0707/10 Decision Date: 02/08/2016
Proposal: Extension to 3 bedroom bungalow
Location: 10 ASH GROVE, TRECYNON, ABERDARE, CF44 8EH

Aberdare East

16/0738/10 Decision Date: 05/08/2016
Proposal: Single storey extension to rear with orangery roof.
Location: 20 LITTLE WIND STREET, ABERDARE, CF44 7EU

Cwmbach

16/0720/10 Decision Date: 02/08/2016
Proposal: Single storey extension to side of house and porch extension to front of house.
Location: 7 CAE ALAW GOCH, CWMBACH, ABERDARE, CF44 0DR

Penrhiwceiber

16/0665/01 Decision Date: 01/08/2016
Proposal: 1 x illuminated fascia logo sign and 1 x illuminated projecting sign (Retrospective).
Location: THE CO OPERATIVE FOOD, 12-14 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

16/0734/10 Decision Date: 02/08/2016
Proposal: Two storey extension (rear).
Location: WOODBINE HOUSE, 61 LLANWONNO ROAD, MOUNTAIN ASH, CF45 3NB

Ynysybwll

16/0676/01 Decision Date: 03/08/2016
Proposal: 2 x internally illuminated fascia logo signs, 1 x internally illuminated projecting sign, 1 x non-illuminated projecting sign, 1 x internally illuminated suspended logo, 3 x non-illuminated wall mounted aluminium panels,
Location: 45 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 25/07/2016 and 05/08/2016****Report for Development Control Planning Committee****Aberaman North**

16/0662/10 Decision Date: 02/08/2016
Proposal: Garden curtilage extension, garage and engineering works associated with garage.
Location: 16 GLANCYNON TERRACE, ABERAMAN, ABERDARE, CF44 6RL

Treorchy

16/0517/10 Decision Date: 01/08/2016
Proposal: Erection of retaining walls and landscaping works to rear garden
Location: 7 TYNBEDW TERRACE, TREORCHY, CF42 6RL

16/0543/01 Decision Date: 29/07/2016
Proposal: Replacement of existing flag pole sign with 6m high totem sign
Location: LIDL, CAE MAWR INDUSTRIAL ESTATE, TREORCHY, CF42 6EJ

Cwm Clydach

15/0136/10 Decision Date: 28/07/2016
Proposal: Construction of bungalow with side garden, driveway with parking, vehicle crossover and footpaths to highway (Amended plans received 07/07/15, 10/07/15, 14/07/15) (Amended red line boundary received 19/05/16)
Location: THE CLYDACH VALE HOTEL, WERN STREET, CLYDACH, TONYPANDY, CF40 2DJ

Trealaw

16/0690/10 Decision Date: 05/08/2016
Proposal: First floor rear extension.
Location: 29 CHARLES STREET, TREALAW, TONYPANDY, CF40 2UN

Tylorstown

16/0631/16 Decision Date: 28/07/2016
Proposal: Layout, scale, appearance and access for Phase 1B Cluster 1 of the Regeneration of Penrhys
Location: HEOL PENDYRUS, PENRHYS, FERNDAL, CF43 3AE

Glyncoch

16/0729/10 Decision Date: 02/08/2016
Proposal: Ground floor side extension and rear dormer loft conversion.
Location: 3 ASHFORD CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3AH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 25/07/2016 and 05/08/2016****Report for Development Control Planning Committee****Town (Pontypridd)**

16/0511/15 Decision Date: 02/08/2016
Proposal: Variation of Condition 4 of application 13/0287/10, in order to retain the existing building for further 3 years (until May 2019) .
Location: SURGERY, 5 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BP

16/0630/10 Decision Date: 02/08/2016
Proposal: Conversion of upper floors into two self contained flats including two storey rear extension (amended plans received 12/07/16).
Location: THE MIGHTY COD, 36 TAFF STREET, PONTYPRIDD, CF37 4TR

16/0680/01 Decision Date: 02/08/2016
Proposal: Fascia sign and projecting sign (amended plans received 20/07/16)
Location: BENSONS FOR BEDS, 11-13 TAFF STREET, PONTYPRIDD, CF37 4UA

Trallwn

16/0596/10 Decision Date: 02/08/2016
Proposal: Proposed permanent shed/workshop/bike store.
Location: 100 COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LR

Rhondda

16/0732/10 Decision Date: 02/08/2016
Proposal: Proposed second storey extension.
Location: 7 GELLIDEG ROAD, MAESYCOED, PONTYPRIDD, CF37 1EJ

16/0735/10 Decision Date: 02/08/2016
Proposal: Rear 3 storey and single storey extension and internal alterations. New replacement windows.
Location: 47 WOODLAND TERRACE, MAESYCOED, PONTYPRIDD, CF37 1JG

Graig

16/0659/10 Decision Date: 05/08/2016
Proposal: Erection of single storey orangery to rear of main house. Replacement of timber shed with garage/store.
Location: 14 ROSS CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XG

Treforest

16/0634/01 Decision Date: 05/08/2016
Proposal: Shop front signage (Retrospective).
Location: UNIT 1A KENTUCKY FRIED CHICKEN UNIT, BROADWAY RETAIL CENTRE, BROADWAY, TREFOREST, PONTYPRIDD, CF37 1BH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/07/2016 and 05/08/2016

Report for Development Control Planning Committee

Hawthorn

16/0436/10 Decision Date: 04/08/2016
Proposal: Extension to existing building to provide improved gym facilities.
Location: ARTHURS GYM, DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5RW

Llantwit Fardre

16/0598/10 Decision Date: 02/08/2016
Proposal: Proposed first floor side extension and garage conversion.
Location: 127 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AA

16/0635/10 Decision Date: 29/07/2016
Proposal: Single storey extension under existing balcony
Location: HARLEY HOUSE, CROESCADE LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PN

16/0719/10 Decision Date: 02/08/2016
Proposal: Lean to porch to front of property.
Location: 35 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE

Gilfach Goch

16/0465/10 Decision Date: 27/07/2016
Proposal: Single Storey Extension
Location: THE BUNGALOW, FAIRVIEW, GILFACH GOCH, PORTH, CF39 8SB

Ty'n y Nant

16/0667/01 Decision Date: 02/08/2016
Proposal: 1 x Illuminated fascia logo only sign A 1 x Internally illuminated Projector sign B 1 x non-illuminated wall mounted aluminium panel sign C.
Location: THE CO OPERATIVE FOOD, 14-16 COMMERCIAL STREET, BEDDAU, PONTYPRIDD, CF38 2DB

Town (Llantrisant)

16/0236/10 Decision Date: 28/07/2016
Proposal: Proposed partial demolition of existing garage and creation of a 1 bedroom flat.
Location: 6 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/07/2016 and 05/08/2016

Report for Development Control Planning Committee

Llanharry

16/0614/01

Decision Date: 26/07/2016

Proposal:

4m x 1m x 4mm Acrylic signs mounted on front and rear elevations.

Location:

UNIT 6C1, HEPWORTH BUSINESS PARK, TALBOT GREEN, PONTYCLUN, CF72 9DX

Brynna

16/0519/10

Decision Date: 01/08/2016

Proposal:

Two air conditioning condenser units and one extract grille.

Location:

UNIT 3, NEW DISTRICT CENTRE, FORMER BRYNCAE INDUSTRIAL ESTATE, BRIDGEND ROAD, LLANHARAN

16/0520/01

Decision Date: 01/08/2016

Proposal:

Installation of a new fascia sign and internal window graphics.

Location:

UNIT 3, NEW DISTRICT CENTRE, FORMER BRYNCAE INDUSTRIAL ESTATE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

Total Number of Delegated decisions is 32

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 25/07/2016 and 05/08/2016

Report for Development Control Planning Committee

Treforest

16/0612/10 Decision Date: 04/08/2016

Proposal: Change of use of dwelling house to HMO (House in Multiple Occupation).

Location: 140 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RQ

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.

Pontyclun

16/0636/10 Decision Date: 28/07/2016

Proposal: Retention and completion of fencing and gates

Location: LAND SOUTH OF NANT COSLECH, PETERSTON ROAD, GROESFAEN, PONTYCLUN

Reason: 1 The proposed retention and completion of the gates and fencing would represent unjustified and inappropriate development within the countryside that, due to its scale, design and materials would have a detrimental impact on the rural character and appearance of the area contrary to Policies AW2, AW5, AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed retention and completion of the fence line will obstruct visibility at the junction of access point 2 with Peterston Road and would create traffic hazards to the detriment of highway safety and free flow of traffic contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

16/0673/10 Decision Date: 02/08/2016

Proposal: Orangery extension to rear elevation

Location: 5 TALYGARN COURT, TALYGARN, PONTYCLUN, CF72 9UH

Reason: 1 The proposed extension, by virtue of its siting, scale, design and overall visual appearance would be visually intrusive and detrimental to the character and appearance of the Conservation Area, the Historic Park and Garden and the Special Landscape Area. As such, the proposed development would be contrary to Policies AW5, AW6, AW7 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 3

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

Cases

Received	46
Resolved	38
12 week target (70%)	84%
Complainant acknowledged	82%
Site visit	87%
Case priority	0 (Priority 1) 27 (Priority 2) 19 (Priority 3)

Source

Anonymous	2
Councillor	5
Internal/pro-active	6
Public	33
AM/MP	0

Type

Advert	0	Breach of condition	2
Engineering operations	2	TPO	0
Change of use	11	Not in accordance	5
Householder	17	Operational development	3
Listed Building	0	Untidy land	6

Resolution

Remedied	16
No breach	19
Not expedient	0
Planning application	3
Notice served	0

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

18 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