

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017:

**DEVELOPMENT CONTROL
COMMITTEE
16 FEBRUARY 2017**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

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

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 23/01/2017 and 03/02/2017.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
No Enforcement Delegated Decisions for this Committee.

2. RECOMMENDATION

That Members note the information.

APPEALS DECISIONS RECEIVED

APPLICATION NO: 15/0112/13
APPEAL REF: A/16/3159480
APPLICANT: Mr G Milsom
DEVELOPMENT: Outline consent for the demolition of two storey building known as Rhondda Bowl and the re-development of the site for residential development
LOCATION: RHONDDA BOWL SKITTLE ALLEY, WAUNRHYDD ROAD, TONYREFAIL, PORTH, CF39 8EW
DECIDED: Refused
DECISION: 08/08/2016
APPEAL RECEIVED: 10/10/2016
APPEAL DECIDED: 30/01/2017
APPEAL DECISION: Allowed with Conditions

Rhondda Cynon Taf County Borough Council

Development Control Enforcement – January 2017

Cases

Received	22
Cases investigated	14 (93%)
Cases resolved	18 (67%)
Complainant acknowledged	88%
Site visit	67%
Case priority	0 (Priority 1)
	12 (Priority 2)
	10 (Priority 3)

Source

Anonymous	2
Councillor	4
Internal/pro-active	1
Public	15
AM/MP	0

Type

Advert	1	Breach of condition	4
Engineering operations	1	s106	1
Change of use	7	Not in accordance	2
Householder	5	Operational development	0
Listed Building	0	Untidy land	1

Resolution

Remedied	13
No breach	11
Not expedient	0
Planning application submitted	4
Notice served	0

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/01/2017 and 03/02/2017****Report for Development Control Planning Committee****Hirwaun****16/1280/10**

Decision Date: 25/01/2017

Proposal:

Change of use and minor changes of the building from a single dwelling (3 Bedrooms) into 2 dwellings (1 x 2 Bed and 1 x 3 Bed)

Location:

1A STATION ROAD, HIRWAUN, ABERDARE, CF44 9ST

Aberdare West/Llwydcoed**16/0524/10**

Decision Date: 01/02/2017

Proposal:

Modification to front access railings to front of chapel/substitution of existing deteriorated timber front door with a glass door/limited internal modifications involving removal of pews and making internal space more open

Location:

PARENT AND TODDLER GROUP, BRYN SEION EGLWYS BRESBYTERAIDD CYMRU, MILL STREET, TRECYNON, ABERDARE, CF44 8LY

Aberdare East**16/1281/10**

Decision Date: 25/01/2017

Proposal:

New main entrance steps and access ramp to the west door of St Elvan's Church and change of surface finish to part of the existing car park from modern concrete flags to macadam. New freestanding totem type church

Location:

ST ELVANS CHURCH, CHURCH STREET, ABERDARE

Cwmbach**16/1313/10**

Decision Date: 03/02/2017

Proposal:

Overcladding of existing brick work. Extend height of existing fencing to external storage/bin area.

Location:

KFC, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

Abercynon**17/0019/10**

Decision Date: 02/02/2017

Proposal:

First floor rear extension.

Location:

1 FAIRVIEW TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4UP

Ynysybwl**16/1209/10**

Decision Date: 27/01/2017

Proposal:

Telecommunications base station consisting of a 20m high monopole, supporting 3 no. antenna and 2 no. dishes together with associated ground based equipment cabinets and ancillary development thereto

Location:

YNYSYBWL RFC, HEOL-Y-PLWYF, YNYSYBWL, PONTYPRIDD, CF37 3HY

Aberaman North**17/0015/10**

Decision Date: 01/02/2017

Proposal:

Rear first floor extension.

Location:

300 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6UU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 23/01/2017 and 03/02/2017

Report for Development Control Planning Committee

Treherbert

16/1296/10

Decision Date: 27/01/2017

Proposal:

Change of use of labour club/pub into single house (C3) and hairdressing salon (A1) with associated parking spaces.

Location:

TYNEWYDD LABOUR CLUB, MARGARET STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5LT

Penygraig

16/1344/10

Decision Date: 26/01/2017

Proposal:

Proposed rear extension.

Location:

24 BLANCHE STREET, WILLIAMSTOWN, TONYPANDY, CF40 1NZ

Ferndale

16/0987/10

Decision Date: 27/01/2017

Proposal:

Pair of semi detached houses with integral garages. (Amended plan received: 17/01/17)

Location:

LAND ADJACENT ST. DUNSTANS CHURCH, REGENT STREET, FERNDAL, CF43 4HB

16/1272/10

Decision Date: 30/01/2017

Proposal:

Extend existing patio area to front garden of house.

Location:

38 RHONDDA TERRACE, FERNDAL, CF43 4LF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/01/2017 and 03/02/2017****Report for Development Control Planning Committee**

Cilfynydd

16/1287/10

Decision Date: 25/01/2017

Proposal:

The covering of the south gable wall of the church with vertical slate hanging. Works undertaken at the same time that do not require planning consent will include external and internal repairs to the church along with

Location:ST LUKES CHURCH, BEDW ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NU

Town (Pontypridd)

17/0020/10

Decision Date: 01/02/2017

Proposal:

Sun room and car hardstand.

Location:AERON HOUSE, GRAIGWEN ROAD, PONTYPRIDD, CF37 2EG

Graig

16/1309/10

Decision Date: 26/01/2017

Proposal:

Extension to the existing Car Park.

Location:DEWI SANT HOSPITAL, ALBERT ROAD, GRAIG, PONTYPRIDD, CF37 1LB

Hawthorn

16/1363/10

Decision Date: 26/01/2017

Proposal:

Site a container next to existing container.

Location:HAWTHORN PLAYING FIELD, FAIRFIELD LANE, RHYDYFELIN, PONTYPRIDD, CF37 5LN

Ffynon Taf

16/1369/09

Decision Date: 03/02/2017

Proposal:

Certificate of Lawful Development for existing use as a dwelling.

Location:PREVIOUSLY KNOWN AS BABY FAYRE, BANK BUILDINGS, 7 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RA

17/0011/10

Decision Date: 30/01/2017

Proposal:

Rebuilding of single storey side extension and changes/rebuilding of external walls.

Location:118 TY RHIW, TAFFS WELL, CARDIFF, CF15 7RY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/01/2017 and 03/02/2017****Report for Development Control Planning Committee****Llantwit Fardre**

16/1381/10 Decision Date: 01/02/2017
Proposal: Single storey extension to rear. Demolition of existing shed and construction of new garage.
Location: 49 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU

16/1398/10 Decision Date: 25/01/2017
Proposal: Side and rear extension to existing Bungalow, with new loft conversion. Internal remodelling to suit increases size and access to loft conversion provided. New external feature including roof dormer and bay window
Location: 11 LILAC DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PH

16/1402/10 Decision Date: 27/01/2017
Proposal: New 2 storey extension to rear
Location: 13 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN

Tonyrefail East

16/1345/10 Decision Date: 27/01/2017
Proposal: Proposed Change of Use for former Health Clinic to Residential.
Location: TONYREFAIL CLINIC, SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE

Town (Llantrisant)

16/1101/10 Decision Date: 02/02/2017
Proposal: Replace existing defective dormer roof with new roof and raise ridge height by 1100mm.
Location: LITTLE FOXES, LANE TO RHIWBRWDWAL FARM, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8NZ

17/0010/10 Decision Date: 03/02/2017
Proposal: Change of use from outbuilding to barber shop.
Location: LLANTRISANT RUGBY CLUB, ST DAVID'S PLACE, LLANTRISANT, PONTYCLUN, CF72 8HA

Pontyclun

16/1026/10 Decision Date: 30/01/2017
Proposal: New garage and workshop at Rhyd Halog Farm, Talygarn.
Location: RHYDHALOG FARM, COWBRIDGE ROAD, TALYGARN, PONTYCLUN, CF72 9JU

16/1317/10 Decision Date: 26/01/2017
Proposal: Roof extension, including raising of eaves, ridge and rear dormer.
Location: 15 DELFRYN, MISKIN, PONTYCLUN, CF72 8SS

Total Number of Delegated decisions is 25

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/01/2017 and 03/02/2017

Report for Development Control Planning Committee

Treforest

16/1258/10

Decision Date: 01/02/2017

Proposal: Conversion of existing roof space to 2 no. bedsits with external access.

Location: BROOKDALE BUNGALOW, HOFFI COFFI, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

Reason: 1 The proposed change of use would result in an over-intensive use of the building and overdevelopment of the plot being out of keeping with the established pattern of development and character of the immediate area. Further it would result in the creation of poor quality living accommodation for future occupiers. As such the proposal is contrary to Policies AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development would have a detrimental impact upon highway safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The un-named lane to the rear of Nos 1-14 Brook Street is unsuitable to serve as primary means of access. The proposed development would result in indiscriminate on-street parking including delivery vehicles taking place close to a nearby road junction that would create hazards to the detriment of highway safety and free flow of traffic.

The proposal will result in intensification of use of the unnamed lane serving the rear of Nos 1-14 Brook Street which is sub-standard in width and geometry and lacking segregated footways, street lighting, junction geometry and junction vision splays to the detriment of highway safety and free flow of traffic.

Reason: 3 The proposed dormer extension and access staircase by virtue of their design and finishing materials would result in inappropriate and unsympathetic additions that would have a detrimental impact on the character and appearance of the existing building and the surrounding area. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon protected species at the application site. As such the proposal is contrary to the provisions of Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Rhydyfelin Central

16/1261/10

Decision Date: 03/02/2017

Proposal: New detached 2 bedroom dwelling within rear garden curtilage

Location: 8 DYFFRYN GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5SA

Reason: 1 By virtue of its location, scale, design, and absence of off-street parking provision, the proposed new dwelling would have a significant detrimental impact on the curtilage of the dwelling, the surrounding built environment, and create unacceptable harm to the privacy and amenity of neighbouring occupiers.

The development would therefore be contrary to Policies AW2, AW5, AW6, CS2, SSA11 and SSA13 of the Local Development Plan, and the Council's Supplementary Planning Guidance for Design and Placemaking and Access, Circulation and Parking Requirements.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/01/2017 and 03/02/2017

Report for Development Control Planning Committee

Talbot Green

16/1278/10 Decision Date: 25/01/2017

Proposal: Installation of 2 Temporary Refrigerated (40ft) Containers (between 1st October and 31st January annually).

Location: 7 GREEN PARK, TALBOT GREEN, PONTYCLUN, CF72 8RB

Reason: 1 The proposed development would result in the loss of off-street provision at a time when parking demand is at its highest, thus resulting in on-street parking demand to the detriment of highway safety and free flow of traffic. It would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 3

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

16 FEBRUARY 2017

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