

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016-2017:

**DEVELOPMENT CONTROL
COMMITTEE
16 MARCH 2017**

**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 20/02/2017 – 03/03/201

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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APPEALS RECEIVED
(Committee 16/03/17)

APPLICATION NO: 16/0819/10
APPEAL REF: A/17/3170329
APPLICANT: Rhondda Housing
DEVELOPMENT: Proposed residential development of 26 flats, car parking, landscaping and access. (Amended plans received 12/10/16)
LOCATION: **SOUTHGATE GARAGE, CROSS INN ROAD, LLANTRISANT, PONTYCLUN, CF72 8AY**
APPEAL RECEIVED: 27/02/2017
APPEAL START DATE: 02/03/2017

Rhondda Cynon Taf County Borough Council Development Control Enforcement – February 2017

Cases

Received	20
Cases investigated	8 (100%)
Cases resolved	11 (82%)
Complainant acknowledged	82%
Site visit	100%
Case priority	0 (Priority 1) 11 (Priority 2) 9 (Priority 3)

Source

Anonymous	0
Councillor	3
Internal/pro-active	3
Public	13
AM/MP	1

Type

Advert	2	Breach of condition
4		
Engineering operations	0	s106
0		
Change of use	2	Not in accordance
2		
Householder	6	Operational development
3		
Listed Building	0	Untidy land
1		

Resolution

Remedied	8
No breach	5
Not expedient	2
Planning application submitted	3
Notice served	1

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(February 2017)

EN/14/00521

Location: Land rear of Salem Baptist Church, Gilfach Road, Tonyrefail
Breach: Untidy land

Decision: Not expedient
Reason: The tipped soil has been re-profiled and landscaped.

EN/15/00440

Location: Land at Llys Y Coed, Cwmbach
Breach: The keeping of horses

Decision: Enforcement Notice (to cease the use of the land for the keeping of horses).
Reason: The use would result in an adverse impact upon highway safety.

EN/16/00364

Location: 107 John Street. Abercwmboi
Breach: Garden terrace and gate.

Decision: Not expedient.
Reason: The terracing is of a minor scale and has no impact on the character of the area or neighbouring amenity,

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 20/02/2017 and 03/03/2017****Report for Development Control Planning Committee****Rhigos**

- 16/1167/15** Decision Date: 21/02/2017
Proposal: Variation of condition 1 of planning consent 11/0061/10 : - Erection of one dwelling, construction of estate road access (as approved), with private drive, vehicular and pedestrian access thereto.
Location: FARMHOUSE, RHOMBIC FARM, HALT ROAD, HIRWAUN, ABERDARE, CF44 9UN

- 16/1168/15** Decision Date: 22/02/2017
Proposal: Variation of Condition 1 of planning consent 11/0060/10: - Erection of 4 dwellings (served by private drive). Improvements to existing vehicular and pedestrian access.
Location: FARMHOUSE, RHOMBIC FARM, HALT ROAD, HIRWAUN, ABERDARE, CF44 9UN

Aberdare East

- 16/1377/13** Decision Date: 01/03/2017
Proposal: Outline application for the development of a single detached four bedroom dwelling.
Location: VACANT SITE, LAND ADJOINING, 1 GADLYS TERRACE, ABERDARE, CF44 8AN

Cwmbach

- 17/0057/10** Decision Date: 23/02/2017
Proposal: Two apex dormers to front elevation.
Location: 7 CAE ALAW GOCH, CWMBACH, ABERDARE, CF44 0DR

Penrhiwceiber

- 17/0109/10** Decision Date: 28/02/2017
Proposal: Rear extension to house bedroom for disabled person. Demolish out buildings.
Location: 2 PERTHGELYN COTTAGES, ROAD TO PENTWYN UCHAF FARM, PERTHCELYN, MOUNTAIN ASH, CF45 3YJ

Ynysybwl

- 16/1392/10** Decision Date: 20/02/2017
Proposal: Two storey rear extension and retaining wall to rear of property.
Location: 7 OTHER STREET, YNYSYBWL, PONTYPRIDD, CF37 3LN

- 17/0035/10** Decision Date: 23/02/2017
Proposal: Demolish small out-house and storage area and build two storey extension.
Location: 9 TAI NEWYDD, YNYSYBWL, PONTYPRIDD, CF37 3LA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 20/02/2017 and 03/03/2017

Report for Development Control Planning Committee

Treherbert

17/0091/10 Decision Date: 01/03/2017
Proposal: Second storey rear bedroom extension.

Location: 7 DUNRAVEN STREET, TREHERBERT, TREORCHY, CF42 5BH

Treorchy

16/0094/10 Decision Date: 21/02/2017
Proposal: Proposed development of one house (Amended plans received 27/07/16 and 28/07/16).

Location: LAND REAR OF BRYNHYFRYD STREET, (LAND OFF CROWN TERRACE), TREORCHY

17/0021/10 Decision Date: 22/02/2017
Proposal: Change of use from Doctors surgery (D1) to Solicitors office (A2).

Location: HOREB SURGERY, HOREB STREET, TREORCHY, CF42 6RU

17/0107/10 Decision Date: 01/03/2017
Proposal: Proposed full width single storey rear extension.

Location: 7 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

Pentre

17/0083/10 Decision Date: 23/02/2017
Proposal: First floor extension over existing ground floor extension.

Location: 2 HILL SIDE STREET, PENTRE, CF41 7DB

Ystrad

16/1347/10 Decision Date: 23/02/2017
Proposal: Proposed two-storey full width extension to form a bedroom and kitchen and erection of a detached garage.

Location: 9 REDFIELD STREET, YSTRAD, PENTRE, CF41 7RE

17/0053/10 Decision Date: 23/02/2017
Proposal: Garage to rear of property.

Location: 91 TYNTYLA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 20/02/2017 and 03/03/2017****Report for Development Control Planning Committee****Llwynypia**

16/1187/10 Decision Date: 21/02/2017
Proposal: The retention of an ATM installed through the existing glazing in the first window on the right hand side elevation of the main entrance. Replacing part of the existing glazing with a composite security panel powder
Location: HOME BARGAINS, LLWYNYPIA ROAD, TONYPANDY, CF40 2EL

16/1295/10 Decision Date: 28/02/2017
Proposal: Change of use from Day Nursery to part Day Nursery and part Residential.
Location: HEAVENLY DAY NURSERY, ISCOED, GRANGE TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HT

16/1409/01 Decision Date: 21/02/2017
Proposal: Integral illumination and screen to the ATM fascia, internally illuminated Free Cash Withdrawals sign above the ATM fascia. Blue LED halo illumination to the ATM surround.
Location: HOME BARGAINS, LLWYNYPIA ROAD, TONYPANDY, CF40 2EL

17/0073/01 Decision Date: 02/03/2017
Proposal: Installation of 5 No. yellow "Golden Arch" symbols, 3 No. "McDonalds" text signs, 1 No. wall mounted banner. The relocation of 1 No. existing freestanding banner sign.
Location: MCDONALDS RESTAURANT, LLWYNYPIA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2JQ

17/0074/10 Decision Date: 02/03/2017
Proposal: Refurbishment of restaurant with alterations to elevations include construction of extensions totalling 96sqm, a new "folded roof" concept, compromising new aluminium cladding to the roof, new style drive thru booths and
Location: MCDONALDS RESTAURANT, LLWYNYPIA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2JQ

Tonypandy

17/0118/10 Decision Date: 24/02/2017
Proposal: Single storey rear extension.
Location: 44 PARC GELLIFAELOG, TONYPANDY, CF40 1DU

Trealaw

17/0111/10 Decision Date: 28/02/2017
Proposal: Proposed rear garage.
Location: 40 YNYSCYNON ROAD, TREALAW, TONYPANDY, CF40 2LN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 20/02/2017 and 03/03/2017****Report for Development Control Planning Committee****Penygraig****17/0008/10** Decision Date: 23/02/2017**Proposal:** Three storey rear extension.**Location:** 8 LIBRARY ROAD, PENYGRAIG, TONYPANDY, CF40 1SS**17/0032/10** Decision Date: 22/02/2017**Proposal:** Proposed first floor rear extension.**Location:** 32 WYNDHAM STREET, PENYGRAIG, TONYPANDY, CF40 1EP**17/0037/10** Decision Date: 22/02/2017**Proposal:** Two storey, front and side extension.**Location:** THE MOUNT, MOUNTAIN ROAD, WILLIAMSTOWN, TONYPANDY, CF40 1PE**Porth****16/1405/10** Decision Date: 01/03/2017**Proposal:** Erect new portal frame building to serve as workshop/storage and garage space. Change of use of yard from old council depot to storage and manufacturing facility for Griffiths Memorials.**Location:** CORPORATION YARD, REAR OF ABER-RHONDDA ROAD, PORTH, CF39 0BA**17/0060/10** Decision Date: 01/03/2017**Proposal:** Erection of 4 B2 or B8 class units and associated works at Ynyshir Industrial Estate**Location:** YNYSHIR INDUSTRIAL ESTATE, YNYSHIR, PORTH, CF39 0HU**Ynyshir****16/1122/10** Decision Date: 02/03/2017**Proposal:** The changing of a rear extension sub-standard flat roof to a pitched roof.**Location:** 17 ABERLLECHAU ROAD, WATTSTOWN, PORTH, CF39 0PB**Tylorstown****17/0108/10** Decision Date: 28/02/2017**Proposal:** Rear extension for disabled bedroom.**Location:** 118 HEOL MAIR, PENRHYS, FERNDALE, CF43 3PY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 20/02/2017 and 03/03/2017****Report for Development Control Planning Committee****Trallwn**

- 16/1394/10** Decision Date: 22/02/2017
Proposal: Small two storey extension for additional basement utility and toilet.
Location: 23 MACKINTOSH ROAD, PONTYPRIDD, CF37 4AG

- 17/0096/10** Decision Date: 02/03/2017
Proposal: Single storey extension to rear of the property.
Location: 142 COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LH

Graig

- 16/1391/16** Decision Date: 22/02/2017
Proposal: Variation of Condition 5 of approved application 16/0340 - to allow an extension to opening hours.
Location: 13 HIGH STREET, PONTYPRIDD, CF37 1QJ

Hawthorn

- 16/1312/10** Decision Date: 01/03/2017
Proposal: Raised deck to rear of property as same level as internal floor attached to house. Steps down from deck to ground floor. Block wall to existing boundary with no. 16. (see amended description from applicant 09/01/17).
Location: 14 HAWTHORN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AT

Ffynon Taf

- 16/1329/10** Decision Date: 02/03/2017
Proposal: Erection of a new 4 court sports centre at Nantgarw Campus.
Location: COLEG MORGANNWG, HEOL CROCHENDY, TREForest INDUSTRIAL ESTATE, TAFFS WELL, CF15 7QX
-
- 16/1401/10** Decision Date: 02/03/2017
Proposal: Detached storage building, for storage of spare equipment used in connection with residential/nursing home.
Location: DUFFRYN FFRWD MANOR, OLD NANTGARW ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TE
-
- 17/0082/10** Decision Date: 28/02/2017
Proposal: Proposed two storey side extension including demolition of existing single storey side extension.
Location: 20 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA
-
- 17/0098/10** Decision Date: 28/02/2017
Proposal: Single storey side and rear extensions, front and rear dormer windows and replacement detached garage.
Location: 1 BUTE VILLAS, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7QP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 20/02/2017 and 03/03/2017****Report for Development Control Planning Committee****Llantwit Fardre**

16/1337/09 Decision Date: 02/03/2017
Proposal: Stationing of a temporary mobile home within the residential curtilage of a dwelling, for purposes ancillary to the main use of the host dwellinghouse, does not constitute development within the meaning of Section 55 of
Location: 8 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN

16/1396/10 Decision Date: 27/02/2017
Proposal: Proposed first floor extension above existing granny annexe and sun lounge to front. Also re-design roof to rear elevation to enable dormers to be removed.
Location: LLEST FARM, CROESCADE ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PW

17/0056/10 Decision Date: 23/02/2017
Proposal: Proposed extension to widen a single storey garage and utility room.
Location: 42 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

17/0086/10 Decision Date: 24/02/2017
Proposal: Single storey rear extension.
Location: 13 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU

Tonteg

17/0066/09 Decision Date: 02/03/2017
Proposal: Extension to rear to replace existing conservatory.
Location: 6 MENAI CLOSE, TONTEG, PONTYPRIDD, CF38 1HS

Tonyrefail West

17/0026/09 Decision Date: 24/02/2017
Proposal: Certificate of Lawful Development for a proposed single storey rear extension.
Location: 27 ELM WOOD DRIVE, TONYREFAIL, PORTH, CF39 8JA

17/5012/41 Decision Date: 02/03/2017
Proposal: Attached garage to side of house.
Location: 45 SWYN Y NANT, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FE

Beddau

17/0051/10 Decision Date: 22/02/2017
Proposal: Erection of single storey garage and store to side of dwelling with new paved area and access arrangements.
Location: 4 CLOS Y DOLYDD, BEDDAU, PONTYPRIDD, CF38 2TG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 20/02/2017 and 03/03/2017****Report for Development Control Planning Committee****Town (Llantrisant)**

- 17/0043/09** Decision Date: 22/02/2017
Proposal: Convert integral garage into a habitable room, single storey rear extension and modify existing pitched roof to extend over garage and proposed extension.
Location: 3 PYTCHLEY CLOSE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8HG

Talbot Green

- 17/0028/01** Decision Date: 22/02/2017
Proposal: Replacement of the existing external 'HSBC' signage with 'HSBC UK' equivalents.
Location: HSBC, 14-16 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AP

- 17/0077/10** Decision Date: 23/02/2017
Proposal: Two storey extension to side of property, replace flat roof of existing extension with pitched roof.
Location: 5 FOREST WALK, TALBOT GREEN, PONTYCLUN, CF72 8HH

Llanharry

- 16/1207/10** Decision Date: 23/02/2017
Proposal: Two storey side and single storey front extension.
Location: 2 PLAS YR ODYN, LLANHARRY, PONTYCLUN, CF72 9NB

- 17/0027/10** Decision Date: 21/02/2017
Proposal: Single storey extension to rear with lantern style roof, new store/utility room to side. Flat roof dormer to rear and removal of hip from side of main roof.
Location: 24 COED MIERI, TYLE GARW, PONTYCLUN, CF72 9UW

- 17/0080/10** Decision Date: 01/03/2017
Proposal: Front Porch & Second Storey Extension to the Side/Rear.
Location: 6 CLOS GWERNEN, LLANHARRY, PONTYCLUN, CF72 9GH

- 17/0085/10** Decision Date: 24/02/2017
Proposal: Small Front Extension.
Location: 3 CARREG ARWYN, LLANHARRY, PONTYCLUN, CF72 9LG

Llanharan

- 16/1353/15** Decision Date: 22/02/2017
Proposal: Variation of condition 1 of application 14/0010/15 to extend the time period.
Location: LAND AT END OF ARGOED AVENUE, LLANHARAN, PONTYCLUN, CF72 9PJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 20/02/2017 and 03/03/2017

Report for Development Control Planning Committee

Brynna

16/0834/10

Decision Date: 03/03/2017

Proposal:

Outdoor horse riding arena to be built on made up area of land on family farm.

Location:

GELLI FEDI FARM, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QT

16/1289/10

Decision Date: 23/02/2017

Proposal:

Erection of wooden garden shed.

Location:

HOLMESDALE, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG

Total Number of Delegated decisions is 54

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 MARCH 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

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