

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2017-2018:**

**PLANNING & DEVELOPMENT  
COMMITTEE  
21 SEPTEMBER 2017**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No.7</b>
<b>INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b>	

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 21/08/2017 and 08/09/2017.

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.

## Rhondda Cynon Taf County Borough Council Development Control Enforcement – August 2017

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### Cases

Received	52
Cases investigated	34 (97%)
Cases resolved	18 (67%)
Complainant acknowledged	80%
Site visit	91%
Case priority	0 (Priority 1) 27 (Priority 2) 25 (Priority 3)

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### Source

Anonymous	6
Councillor	15
Internal/pro-active	1
Public	30
AM/MP	0

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### Type

Advert	2	Breach of condition	3
Engineering operations	6	TPO	0
Change of use	12	Not in accordance	1
Householder	20	Operational development	0
Listed Building	0	Untidy land	8

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### Resolution

Remedied	10
No breach	12
Not expedient	1
Planning application submitted	7
Notice served	1

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

**EN/16/00437**

Location: Land adjacent to Awelon, Station Road, Efail Isaf

Breach: Breach of Condition (parking provision)

Decision: Notice issued

Reason: The dwelling was occupied and the off street parking provision was required in the interest of highway safety.

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**EN/16/00247**

Location: 4 Duffryn Street, Ferndale

Breach: Decking

Decision: Not expedient

Reason: The decking is of a relatively modest scale and has an acceptable visual impact with no overlooking implications.

**APPEALS DECISIONS RECEIVED**  
**(Committee 21/09/2017)**

**APPLICATION NO:** 16/0889/10  
**APPEAL REF:** A/17/3174649  
**APPLICANT:** Mr Harry Emery  
**DEVELOPMENT:** Proposed 3 Bed Detached Bungalow  
**LOCATION:** PANORAMA B, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU  
**DECIDED:** 05/01/2017  
**DECISION:** Refused  
**APPEAL RECEIVED:** 27/04/2017  
**APPEAL DECIDED:** 01/09/2017  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 17/0014/10  
**APPEAL REF:** A/17/3174499  
**APPLICANT:** Mr A Bailey  
**DEVELOPMENT:** Change of use from a C3 single family dwelling to a C4 multiple occupancy for student accommodation.  
**LOCATION:** 51 TOWER STREET, TREForest, PONTYPRIDD, CF37 1NR  
**DECIDED:** 16/03/2017  
**DECISION:** Refused  
**APPEAL RECEIVED:** 26/04/2017  
**APPEAL DECIDED:** 01/09/2017  
**APPEAL DECISION:** Allowed with Conditions

**APPLICATION NO:** 16/1319/10  
**APPEAL REF:** A/17/3177452  
**APPLICANT:** Mr A Singh  
**DEVELOPMENT:** Change of Use from C3 to C4 (Small Scale HMO).  
**LOCATION:** CENTRAL HOTEL, CLYDACH ROAD, TONYPANDY  
**DECIDED:** 24/04/2017  
**DECISION:** Refused  
**APPEAL RECEIVED:** 09/06/2017  
**APPEAL DECIDED:** 07/09/2017  
**APPEAL DECISION:** Allowed with Conditions

**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**PLANNING & DEVELOPMENT COMMITTEE**

**21 SEPTEMBER 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 494758)**

**See Relevant Application File**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017**

**Report for Development Control Planning Committee**

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**Rhigos**

**17/0783/10**

Decision Date: 08/09/2017

**Proposal:** Proposed sun room domestic extension together with a kitchen extension to guest house.

**Location:** FIFTH AVENUE GUEST HOUSE, FIFTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UN

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**Hirwaun**

**17/0858/10**

Decision Date: 04/09/2017

**Proposal:** Construction of a three bedroom detached dormer bungalow and detached garage together with external works.

**Location:** LAND ADJACENT AND NW OF BUTE PLACE, PENDERYN ROAD, HIRWAUN

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**Aberdare West/Llwydcoed**

**17/0730/10**

Decision Date: 06/09/2017

**Proposal:** Rear first floor extension.

**Location:** 88 TRE-IFOR, LLWYDCOED, ABERDARE, CF44 0YL

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**Aberdare East**

**17/0800/01**

Decision Date: 07/09/2017

**Proposal:** Fascia and projection signage.

**Location:** LUNN POLY LTD TRAVEL AGENTS, 7 COMMERCIAL STREET, ABERDARE, CF44 7RW

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**Cwmbach**

**17/0782/10**

Decision Date: 06/09/2017

**Proposal:** Proposed two storey extension.

**Location:** 10 CAE ALAW GOCH, CWMBACH, ABERDARE, CF44 0DR

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**17/0819/10**

Decision Date: 01/09/2017

**Proposal:** Two storey extension to the side of the dwelling and a single storey extension to the rear.

**Location:** 1 TRE TELYNOG, CWMBACH, ABERDARE, CF44 0AD

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**Mountain Ash East**

**17/0818/10**

Decision Date: 08/09/2017

**Proposal:** Proposed bedroom and bathroom extension on top of existing kitchen and bathroom extension.

**Location:** 1 SEYMOUR STREET, MOUNTAIN ASH, CF45 4BL

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Ynysybwl**

**17/0872/30**

Decision Date: 31/08/2017

**Proposal:** New track constructed using principles contained in the forestry civil engineering handbook using local stone - see supporting evidence.

**Location:** THE WOODLAND SITUATED NORTHWEST OF THE TOWN YNYSYBWL

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**Aberaman North**

**17/0649/10**

Decision Date: 30/08/2017

**Proposal:** Renovation and extension works to include the re-positioning of the door and windows to the front elevation and the addition of a second storey to the existing single storey extension at the rear.

**Location:** 20 CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN

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**Aberaman South**

**17/0691/10**

Decision Date: 23/08/2017

**Proposal:** Proposed double garage to the rear of property.

**Location:** 5 BRYNHYFRYD, CWMAMAN, ABERDARE, CF44 6LE

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**17/0768/10**

Decision Date: 04/09/2017

**Proposal:** Proposed change of use from existing post office to a single residential dwelling.

**Location:** CWMAMAN POST OFFICE, 4 ALEXANDRA TERRACE, FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NP

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017**

**Report for Development Control Planning Committee**

**Treherbert**

**16/0909/10** Decision Date: 29/08/2017  
**Proposal:** New access track and drainage channel downslope of the front face of the active debris slide required as a result of the continued development of the landslide at Blaencwm.  
**Location:** BLAENCWM LANDSLIDE, ON HILL SIDE SOUTH OF BLAENCWM VILLAGE

**Treorchy**

**17/0626/10** Decision Date: 01/09/2017  
**Proposal:** Proposed conversion of existing garage to lounge and first floor extension to form additional bedroom (amended plan received 25/08/2017).  
**Location:** 10 TAN-Y-FRON, TREORCHY, CF42 6HA

**Llwynypia**

**17/0727/10** Decision Date: 29/08/2017  
**Proposal:** Proposed domestic garage with roof garden over.  
**Location:** 20 CAMBRIAN TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HN

**17/0791/10** Decision Date: 24/08/2017  
**Proposal:** First floor timber frame extension on top of existing ground floor extension.  
**Location:** 11 GRANGE TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HX

**Cwm Clydach**

**17/0907/10** Decision Date: 08/09/2017  
**Proposal:** Two storey rear extension to create kitchen on G.F and bedroom on F.F.  
**Location:** 59 PARK STREET, CLYDACH, TONYPANDY, CF40 2BT

**Trealaw**

**17/0744/10** Decision Date: 24/08/2017  
**Proposal:** Proposed additional 2.8m single storey extension to be added to an already approved two storey extension.  
**Location:** 237 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2PB

**17/0809/10** Decision Date: 24/08/2017  
**Proposal:** Proposed first floor rear extension.  
**Location:** 108 TREALAW ROAD, TREALAW, TONYPANDY, CF40 2NR



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**Penygraig**

**17/0536/10**

Decision Date: 25/08/2017

**Proposal:**

Change of Use of Ground Floor Storeroom to A3 takeaway and New Shopfront and Flue and Car Parking at Rear.

**Location:**

WILLIAMSTOWN POST OFFICE, 28-30 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RD

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**Porth**

**17/0528/10**

Decision Date: 24/08/2017

**Proposal:**

Retention of Shopfront and ATM (Amended Description received 18/07/17).

**Location:**

PREMIER CONVENIENCE STORE, 5 STATION STREET, PORTH, CF39 9NR

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**Cymmer**

**15/1255/13**

Decision Date: 08/09/2017

**Proposal:**

Three bedroomed house (Outline Application).

**Location:**

26A PLEASANT VIEW, TREHAFOD, PONTYPRIDD, CF37 2NY

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**17/0750/10**

Decision Date: 01/09/2017

**Proposal:**

Proposed single storey side extension and first floor rear extension.

**Location:**

9 MARGARET STREET, TREHAFOD, PONTYPRIDD, CF37 2LU

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**Ynysgir**

**17/0651/10**

Decision Date: 06/09/2017

**Proposal:**

New detached dwelling and detached garage (Amended plans received 03/08/17).

**Location:**

LAND TO THE WEST OF HEOL LLECHAU, WATTSTOWN, PORTH

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**Ferndale**

**17/0570/10**

Decision Date: 30/08/2017

**Proposal:**

Proposed Change of Use to Cafe & Ice Cream Parlour (A3 use) with the retention of an existing Car Wash (Amended Description 13/07/17).

**Location:**

FERNDALE UPHOLSTERY, OAKLAND TERRACE, FERNDALE, CF43 4UD

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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**Cilfynydd**

**17/0428/10** Decision Date: 23/08/2017  
**Proposal:** Retention of granny annex to rear of 211 Merthyr Road.

**Location:** 211 MERTHYR ROAD, PONTYPRIDD, CF37 4DH

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**17/0816/10** Decision Date: 08/09/2017  
**Proposal:** Change of use from unused agricultural land to extend garden curtilage.

**Location:** 10 BRYNDERWEN, CILFYNYDD, PONTYPRIDD, CF37 4EX

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**Town (Pontypridd)**

**17/0734/10** Decision Date: 25/08/2017  
**Proposal:** Roof modification and extension to ground and first floor front elevation.

**Location:** 9 WHITEROCK AVENUE, GRAIGWEN, PONTYPRIDD, CF37 2EH

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**Rhondda**

**17/0697/10** Decision Date: 31/08/2017  
**Proposal:** Construction of boarding kennels and change of use from workshop to boarding kennels, dog grooming parlour and domestic garage.

**Location:** GELLI WION FARM, GELLIWION ROAD, MAESYCOED, PONTYPRIDD, CF37 1QB

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**Graig**

**17/0804/10** Decision Date: 24/08/2017  
**Proposal:** Proposed field access track.

**Location:** PENBWCH UCHAF FARM, TONYREFAIL ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1QA

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**Treforest**

**17/0631/09** Decision Date: 24/08/2017  
**Proposal:** Rear dormer.

**Location:** 63 KINGSLAND TERRACE, TREForest, PONTYPRIDD, CF37 1RX

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017**

**Report for Development Control Planning Committee**

**Hawthorn**

**17/0773/10** Decision Date: 05/09/2017  
**Proposal:** Proposed loft conversion and two storey side extension.

**Location:** 6 YNYSLYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AS

**17/0869/10** Decision Date: 01/09/2017  
**Proposal:** New boundary and front fence on raised patio area at the front of the property.

**Location:** TEG WEN, YNYS TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5NT

**Ffynon Taf**

**17/0698/10** Decision Date: 01/09/2017  
**Proposal:** Proposed first floor addition to rear elevation.

**Location:** 15 KING STREET, TAFFS WELL, CARDIFF, CF15 7PH

**Llantwit Fardre**

**17/0699/10** Decision Date: 31/08/2017  
**Proposal:** Raising of the roof levels to provide a first floor extension with front and rear dormer windows.

**Location:** THE NOOK, CROWN HILL, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NA

**17/0710/10** Decision Date: 01/09/2017  
**Proposal:** 2 storey side extension.

**Location:** 105 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NY

**Tonteg**

**17/0762/10** Decision Date: 08/09/2017  
**Proposal:** New front porch & w/c extension plus garage with pitched roof to side.

**Location:** 6 PRESTEIGNE AVENUE, TONTEG, PONTYPRIDD, CF38 1LE

**17/0794/10** Decision Date: 08/09/2017  
**Proposal:** To site a container type cabin with windows and door on waste ground the size 21ft X 8ft, this would provide a storage facility for sports equipment for user of Tonteg tennis court.

**Location:** REAR OF TONTEG COMMUNITY CENTRE, MAESTEG GROVE, TONTEG, PONTYPRIDD, CF38 1ND

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017**

**Report for Development Control Planning Committee**

**Gilfach Goch**

**17/0412/10** Decision Date: 25/08/2017

**Proposal:** Proposed conservatory.

**Location:** 103 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SR

**17/0831/10** Decision Date: 07/09/2017

**Proposal:** Two storey rear extension (amended description and amended site location plan received 15/08/17)

**Location:** 13 HEOL-Y-MYNYDD, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UW

**Tonyrefail West**

**17/0851/10** Decision Date: 24/08/2017

**Proposal:** Proposed single storey rear extension.

**Location:** 22 RHYS STREET, EDMONDSTOWN, TONYPANDY, CF40 1NS

**Tonyrefail East**

**17/0786/01** Decision Date: 01/09/2017

**Proposal:** NCR 5887 ATM fascia and black and green polycarbonate Cashzone top illuminated sign "free cash withdrawals and balance enquiries" with illuminated white lettering and halo illumination. Within the ATM fascia

**Location:** 18 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

**17/0815/10** Decision Date: 01/09/2017

**Proposal:** Retention of an installed ATM through the shop front left hand widow frame, left of the entrance door, through new white laminate security panels replacing glazing. The existing security roller shutter has been modified to

**Location:** 18 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

**Beddau**

**17/0756/01** Decision Date: 01/09/2017

**Proposal:** Advertisement consent for 1no illuminated fascia sign.

**Location:** 2 CROSS ROADS, THE SQUARE, BEDDAU, PONTYPRIDD, CF38 2AD

**17/0776/10** Decision Date: 08/09/2017

**Proposal:** Conversion of existing integral garage into living accommodation, first floor extension over garage and single storey rear extension to create a larger kitchen and orangery.

**Location:** 39 HEOL HENSOL, BEDDAU, PONTYPRIDD, CF38 2LP

**17/0832/10** Decision Date: 07/09/2017

**Proposal:** Detached garage.

**Location:** 69 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017**

**Report for Development Control Planning Committee**

**Talbot Green**

**17/0763/01** Decision Date: 24/08/2017  
**Proposal:** Advertisement consent for alterations to shopfront, external fixed planters and seating areas.  
**Location:** UNIT 8, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

**17/0766/01** Decision Date: 24/08/2017  
**Proposal:** Advertisement consent for installation of an ATM and surround sign.  
**Location:** UNIT 13 ARGOS EXTRA, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

**17/0767/10** Decision Date: 24/08/2017  
**Proposal:** Installation of an ATM and surround sign.  
**Location:** UNIT 13 ARGOS EXTRA, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

**17/0797/10** Decision Date: 24/08/2017  
**Proposal:** Alteration to shopfront, external fixed planters and seating areas.  
**Location:** UNIT 8, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8LW

**17/0842/10** Decision Date: 01/09/2017  
**Proposal:** Single storey rear extension incorporating a retained single storey outbuilding.  
**Location:** 28 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

**17/0864/10** Decision Date: 01/09/2017  
**Proposal:** Proposed loft conversion, two storey side extension and single storey rear extension.  
**Location:** 37 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions (Permissions) between: 21/08/2017 and 08/09/2017**

**Report for Development Control Planning Committee**

**Pontyclun**

**16/0951/12** Decision Date: 06/09/2017  
**Proposal:** Refurbishment of property including insertion of bi-fold doors within existing outbuilding to allow for use as kitchen; use of flat roof above existing garage as roof terrace including new doorway from dwelling for access  
**Location:** PANTAQUESTA HOUSE, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

**16/0957/10** Decision Date: 06/09/2017  
**Proposal:** Refurbishment of property including insertion of bi-fold doors within existing outbuilding to allow for use as kitchen; use of flat roof above existing garage as roof terrace including new doorway from dwelling for access  
**Location:** PANTAQUESTA HOUSE, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

**17/0395/10** Decision Date: 01/09/2017  
**Proposal:** Extension above garage and new tiled roof to conservatory.  
**Location:** HOLLYBUSH HOUSE, 13 PARK LANE, GROES-FAEN, PONTYCLUN, CF72 8PB

**17/0534/10** Decision Date: 23/08/2017  
**Proposal:** Proposed enlarged rear two storey and single storey rear extensions, with internal refurbishment and formation of new pedestrian and drive with access.  
**Location:** 14 COWBRIDGE ROAD, BRYNSADLER, PONTYCLUN, CF72 9BT

**17/0799/10** Decision Date: 25/08/2017  
**Proposal:** Proposed summer house.  
**Location:** MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN

**Llanharan**

**16/1407/10** Decision Date: 05/09/2017  
**Proposal:** Two storey extension to side (amended plans received 19/05/17).  
**Location:** COED CAE FARM, LLANHARRY ROAD, LLANHARRY, PONTYCLUN, CF72 9NH

**Brynna**

**17/0796/10** Decision Date: 25/08/2017  
**Proposal:** First floor extension.  
**Location:** 26 COLLIERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UT

**17/0852/10** Decision Date: 24/08/2017  
**Proposal:** Demolish existing conservatory and construct new kitchen/breakfast room to rear of property.  
**Location:** 6 MANOR PARK, BRYNNA, PONTYCLUN, CF35 6PE

Total Number of Delegated decisions is 59

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 21/08/2017 and 08/09/2017**

**Report for Development Control Planning Committee**

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**Treforest**

**17/0715/10** Decision Date: 29/08/2017

**Proposal:** Conversion of existing roof space to 1No 1bed flat (re-submission).

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

**Reason: 1** The proposed change of use would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Gilfach Goch**

**17/0868/10** Decision Date: 06/09/2017

**Proposal:** Conversion of basement to 1 bedroom self contained flat and car parking area.

**Location:** 14 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

**Reason: 1** The proposal would result in the creation of small, cramped and substandard living accommodation which would lack natural daylight and a suitable primary access. As such, the scheme is considered to be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

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Total Number of Delegated decisions is 2