

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
19 OCTOBER 2017**

**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 25/09/2017 and 06/10/2017.

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 – Delegated decisions
(September 2017)

EN/17/00097

Location: 5 Berwedd-dy Cottages, Glyncoch
Breach: Raised patio

Decision: Not expedient
Reason: The patio's height of 57cm was not considered to be visually unacceptable or have any adverse overlooking implications.

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

Cases

Received	37
Cases investigated	23 (96%)
Cases resolved	14 (50%)
Complainant acknowledged	95%
Site visit	81%
Case priority	0 (Priority 1) 21 (Priority 2) 16 (Priority 3)

Source

Anonymous	1
Councillor	5
Internal/pro-active	6
Public	25
AM/MP	0

Type

Advert	0	Breach of condition	2
Engineering operations	3	TPO	0
Change of use	13	Not in accordance	6
Householder	9	Operational development	2
Listed Building	0	Untidy land	2

Resolution

Remedied	7
No breach	20
Not expedient	1
Planning application submitted	7
Notice served	0

APPEAL DECISIONS RECEIVED

(Committee Date 19/10/2017)

APPLICATION NO: 16/1092/10
APPEAL REF: A/17/3178148
APPLICANT: Mr M Agostini
DEVELOPMENT: No building works to be carried out. Change of existing access to driveway and back, as current access is dangerous.

LOCATION: ADDERLEA, 1 LLE HYFRYD, LLWYDCOED, ABERDARE, CF44 0UN

DECIDED: 20/12/2016
DECISION: Refused
APPEAL RECEIVED: 16/06/2016
APPEAL DECIDED: 09/10/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 17/0352/10
APPEAL REF: D/17/3180866
APPLICANT: Mr M Lawrence
DEVELOPMENT: Two storey extension.
LOCATION: 1 TYN-Y-WERN, TONYREFAIL, PORTH, CF39 8AW
DECIDED: 12/05/2017
DECISION: Refused
APPEAL RECEIVED: 25/07/2017
APPEAL DECIDED: 05/10/2017
APPEAL DECISION: Dismissed

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

19 OCTOBER 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: 25/09/2017 and 06/10/2017

Report for Development Control Planning Committee

Hirwaun

17/0769/10

Decision Date: 05/10/2017

Proposal:

Dropped kerb for vehicle crossover and off street parking.

Location:

SANCROFT, 12 RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS

17/0859/10

Decision Date: 29/09/2017

Proposal:

Single storey side extension and demolition of garage.

Location:

75 MAESCYNON, HIRWAUN, ABERDARE, CF44 9PH

Mountain Ash East

17/0761/10

Decision Date: 27/09/2017

Proposal:

Construction of an ethylene oxide (eto) sterilisation process plant extension to existing building (amended plans received 08/08/17, 10/08/17, 23/08/17 and amended pollution control report received 08/08/17).

Location:

ROCIALLE, CWM CYNON BUSINESS PARK, PENRHIWCEIBER, MOUNTAIN ASH, CF45 4ER

Mountain Ash West

17/0887/10

Decision Date: 05/10/2017

Proposal:

Change of use from shop to 1 bedroom ground floor flat.

Location:

2 KNIGHT STREET, MOUNTAIN ASH, CF45 3EY

Penrhiwceiber

17/0821/10

Decision Date: 05/10/2017

Proposal:

Change of Use of former Library & Day Nursery into Holiday Lets.

Location:

FORMER LIBRARY, CHURCH STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3YD

Aberaman South

17/0803/10

Decision Date: 27/09/2017

Proposal:

Single storey rear garage.

Location:

28 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6LA

Treorchy

17/0980/10

Decision Date: 05/10/2017

Proposal:

Alteration to the main public entrance of the surgery. To include a new ramp and entrance door on the High Street elevation and replacement of the existing door and side screen with a new glazed screen into the

Location:

NEW TYNEWYDD SURGERY, 128 HIGH STREET, TREORCHY, CF42 6PB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/09/2017 and 06/10/2017

Report for Development Control Planning Committee

Llwynypia

17/0894/10

Decision Date: 27/09/2017

Proposal:

Proposed Canopy Cover to existing Car Wash Facility.

Location:

SHELL PETROL STATION, LLWYNYPIA ROAD, TONYPANDY, CF40 2JJ

Trealaw

17/0810/10

Decision Date: 26/09/2017

Proposal:

Proposed Detached Dwelling with off Street Parking.

Location:

LAND AT NILE ROAD, TREALAW, TONYPANDY, CF40 2UY

Porth

17/0806/10

Decision Date: 05/10/2017

Proposal:

Single storey rear extension to replace existing conservatory.

Location:

8 WOODFIELD TERRACE, PORTH, CF39 9UN

Ynyshir

17/0843/16

Decision Date: 03/10/2017

Proposal:

Reserved matters application for the construction of 2 dwellings.

Location:

LAND ADJACENT TO 27 BRYN TERRACE, WATTSTOWN, PORTH, CF39 0PH

17/0915/10

Decision Date: 27/09/2017

Proposal:

Rear double storey extension (amended plan received 26/09/2017).

Location:

5 WESTON TERRACE, YNYSHIR, PORTH, CF39 0ER

Tylorstown

17/0853/13

Decision Date: 27/09/2017

Proposal:

Outline planning for: 2 x Three bedroom semi detached dwellings.

Location:

LAND ADJACENT TO 12 UPPER TERRACE, FERNDALE

17/0953/09

Decision Date: 04/10/2017

Proposal:

Application for a Lawful Development Certificate for an Existing Use for Ground floor - Launderette and first floor - living accomodation.

Location:

PONTYGWAITH LAUNDERETTE, 109 LLEWELLYN STREET, PONTYGWAITH, FERNDALE, CF43 3LD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/09/2017 and 06/10/2017

Report for Development Control Planning Committee

Maerdy

17/0860/10 Decision Date: 28/09/2017
Proposal: Rear single storey extension and front store extension (amended plans received 26/09/2017 to remove front store extension).
Location: 21 SPRINGFIELD ROAD, MAERDY, FERNDALE, CF43 4BW

Trallwn

17/0839/10 Decision Date: 25/09/2017
Proposal: Demolish existing conservatory to rear and construct three storey extension in its place.
Location: 85 MERTHYR ROAD, PONTYPRIDD, CF37 4DD

Graig

17/0930/15 Decision Date: 04/10/2017
Proposal: Proposed variation of condition 1 to extend the time of previously approved planning application 14/1287/13.
Location: LAND AT REAR OF 5 GRAIG AVENUE, GRAIG, PONTYPRIDD, CF37 1LU

Treforest

16/1397/10 Decision Date: 29/09/2017
Proposal: Loft conversion, new roof, extension to rear of property new windows rewire.
Location: 95A BROADWAY, TREFOREST, PONTYPRIDD, CF37 1BE

17/0936/10 Decision Date: 26/09/2017
Proposal: Replace internal cremators with associated ventilation system and new 1.5m high louvre roof perimeter fencing to disguise flat roof ventilation system.
Location: GLYNTAFF CREMATORIUM, CEMETERY ROAD, GLYNTAFF, PONTYPRIDD, CF37 4BE

Rhydyfelin Central

17/0867/10 Decision Date: 27/09/2017
Proposal: Single storey extension.
Location: 16 PINWOOD AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5EA

Hawthorn

17/0878/01 Decision Date: 04/10/2017
Proposal: Installation of 1 x post sign, 1 x set of house name letters, 1 x fascia sign, 1 x brand icon sign, 2 x hanging sign. 1 x signwritten logo, 1 x logo panel, 2 x lantern and 2 x logos to existing corex signs.
Location: UPPER BOAT INN, WILLIAMS PLACE, UPPER BOAT, PONTYPRIDD, CF37 5BH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/09/2017 and 06/10/2017

Report for Development Control Planning Committee

Llantwit Fardre

17/0488/01 Decision Date: 05/10/2017

Proposal: Proposed street sign.

Location: DRIVEWAY, 31 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN

17/0856/10 Decision Date: 25/09/2017

Proposal: New ground and first floor extension.

Location: 32 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

17/0908/10 Decision Date: 05/10/2017

Proposal: Single and two storey side extensions.

Location: CROESGED HOUSE, CROESCADE LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PN

17/0939/10 Decision Date: 27/09/2017

Proposal: Erection of conservatory to front elevation.

Location: STATION COTTAGE, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EF

Tonteg

17/0884/10 Decision Date: 29/09/2017

Proposal: Conservatory extension.

Location: 73 THE DELL, TONTEG, PONTYPRIDD, CF38 1TG

Tonyrefail East

17/0979/10 Decision Date: 05/10/2017

Proposal: Detached garage built into the embankment at the front of the property.

Location: HAFAN TEG, ELY VALLEY ROAD, COEDEL, TONYREFAIL, PORTH, CF39 8PX

Town (Llantrisant)

17/0870/10 Decision Date: 27/09/2017

Proposal: Part single storey and part double storey rear extension plus rear garden annex.

Location: 7 HEOL PEN-Y-PARC, LLANTRISANT, PONTYCLUN, CF72 8DN

17/0876/10 Decision Date: 05/10/2017

Proposal: Construction of new car park and extension to existing access road

Location: UNIT D AND C PUROLITE INTERNATIONAL LTD, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/09/2017 and 06/10/2017

Report for Development Control Planning Committee

Talbot Green

17/0841/10 Decision Date: 26/09/2017
Proposal: Installation of 2 No. back up generators (to be housed within steel containers) and 1 No. fuel tank. Demolition of store.
Location: ROYAL GLAMORGAN HOSPITAL, HOSPITAL ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8XR

17/0883/10 Decision Date: 25/09/2017
Proposal: Proposed change of use of first floor from existing B1 office to D1 non residential for Thai Sports Massage Clinic.
Location: 1A ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AL

Pontyclun

17/0746/10 Decision Date: 28/09/2017
Proposal: Part Two Storey and Part Single Storey Extension, to provide: - Snug / Home Cinema - Guest accommodation with disabled lift access, with own kitchen. This is not a self contained dwelling but accommodation for the
Location: 7 HEOL BROFISCIN, GROES-FAEN, PONTYCLUN, CF72 8RR

17/0924/10 Decision Date: 27/09/2017
Proposal: Demolish existing conservatory and part of the games room at rear of property and build a single storey extension.
Location: 17 ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH

Llanharan

17/0989/10 Decision Date: 05/10/2017
Proposal: Conversion of existing flat roof concert hall to pitched roof.
Location: LLANHARAN RUGBY CLUB, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RD

Brynna

17/1007/09 Decision Date: 05/10/2017
Proposal: Certificate of lawful development for a proposed change of use from A3 to A1.
Location: RETAIL UNIT 2, FORMER BRYNCAE INDUSTRIAL ESTATE, BRIDGEND ROAD, LLANHARAN, CF72 9RP

Total Number of Delegated decisions is 35

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 25/09/2017 and 06/10/2017

Report for Development Control Planning Committee

Rhondda

17/0845/10

Decision Date: 28/09/2017

Proposal: To raise the height of an existing decked area at the rear of the property.

Location: 17 KINGSWOOD (COED-Y-BRENIN), MAESYCOED, PONTYPRIDD, CF37 1QE

Reason: 1 The development, as a result of its excessive scale, design and elevated height, would have an unacceptable detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the immediate neighbouring properties arising from overlooking and loss of privacy. As such, the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 1