



PLANNING & DEVELOPMENT COMMITTEE

19 APRIL 2018

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF THE SERVICE DIRECTOR, PLANNING

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 19/03/2018 and 06/04/2018.

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.

APPEALS RECEIVED
(Committee 19/04/18)

APPLICATION NO: 17/1269
APPEAL REF: A/18/3196193
APPLICANT: Mr B Price
DEVELOPMENT: Continuation of use of a 1 metre receiving loop mounted on the side of our garden shed (referred to in this application as Antenna 1) and a 1 Meter diameter Amateur Radio transmitting / Receiving loop antenna (referred to in this application as Antenna 2) which is mounted on a boundary wall at the bottom of the garden at the rear of the property.
LOCATION: 156 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TX
APPEAL RECEIVED: 02/03/2018
APPEAL START DATE: 12/03/2018

APPLICATION NO: 16/0855
APPEAL REF: A/18/3197163
APPLICANT: Mr Bob Ellis
DEVELOPMENT: Construction of a detached single storey 3 bed dwelling (outline). (Amended Block Plan rec. 19/05/17) (Traffic Survey Rec. 21/11/17)
LOCATION: WESTWIND, COLLENA ROAD, TONYREFAIL, PORTH, CF39 8YT
APPEAL RECEIVED: 02/03/2018
APPEAL START DATE: 12/03/2018

APPLICATION NO: 17/0998
APPEAL REF: A/18/3198599
APPLICANT: Ladybirds Cleaning
DEVELOPMENT: Construction of new Take Away Coffee House Kiosk on the site of existing Garage and Store (to be demolished) along with re-landscaping of rear garden area to provide parking facilities for existing cleaning business.
LOCATION: JOHN MILLS NEWSAGENT, 1 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RA
APPEAL RECEIVED: 22/03/2018
APPEAL START DATE: 05/04/2018

Rhondda Cynon Taf County Borough Council Development Control Enforcement – March 2018

Cases

Received	21
Cases resolved	18 (78%)
Complainant acknowledged	85%
Site visit	94%
Case priority	0 (Priority 1) 12 (Priority 2) 9 (Priority 3)

Source

Anonymous	1
Councillor	5
Internal/pro-active	1
Public	13
AM/MP	1

Type

Advert	5	Breach of condition	3
Engineering operations	1	Conservation Area	0
Change of use	3	Not in accordance	0
Householder	3	Operational development	2
S106	0	Untidy land	4

Resolution

Remedied	5
No breach	8
Not expedient	1
Planning application submitted	4
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(March 2018)

EN/17/00307

Location: 69 Treharne Street, Cwmparc

Breach: Raised garden and boundary fence

Decision: Not expedient

Reason: The increase in garden height was not significant and had little impact on neighbouring privacy. The fence was reduced in height to 1.6m and is visually acceptable.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 19/03/2018 and 06/04/2018
Report for Development Control Planning Committee

Aberdare East

18/0143/10 Decision Date: 06/04/2018
Proposal: Proposed single storey garage and wood store.
Location: 14 MOSS ROW, ABER-NANT, ABERDARE, CF44 0AJ

Abercynon

18/0041/10 Decision Date: 26/03/2018
Proposal: Conservatory to rear of property.
Location: 142 BRYNTIRION, TYNTETOWN, MOUNTAIN ASH, CF45 4PJ

Aberaman North

18/0032/10 Decision Date: 20/03/2018
Proposal: Proposed two storey and single storey rear extensions and loft conversion with flat roof rear dormer.
Location: 7 WYNDHAM CRESCENT, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RR

Treorchy

17/1302/10 Decision Date: 26/03/2018
Proposal: Proposed second storey rear extension.
Location: 112 DUMFRIES STREET, TREORCHY, CF42 6TS

18/0103/10 Decision Date: 26/03/2018
Proposal: Proposed construction of a two storey full width extension and a detached garage at the rear.
Location: 39 BUTE STREET, TREORCHY, CF42 6BS

Pentre

18/0086/10 Decision Date: 19/03/2018
Proposal: Proposed two storey full width extension to form a kitchen, bedroom and also a dormer bedroom.
Location: 5 MADELINE STREET, PENTRE, CF41 7JS

Cwm Clydach

18/0087/10 Decision Date: 23/03/2018
Proposal: Proposed two storey full width extension.
Location: 7 ADAMS STREET, CLYDACH, TONYPANDY, CF40 2DU

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Development Control : Delegated Decisions (Permissions) between: 19/03/2018 and 06/04/2018

Report for Development Control Planning Committee

Tonypandy

18/0132/10 Decision Date: 04/04/2018

Proposal: Domestic Garage.

Location: COURTFIELD, COURT STREET, TONYPANDY, CF40 2RF

Penygraig

17/1388/10 Decision Date: 26/03/2018

Proposal: Change of use from A1 shop to A3 restaurant.

Location: R L GIBBONS, 49 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU

Cymmer

18/0084/10 Decision Date: 26/03/2018

Proposal: Proposed two storey rear extension.

Location: 3 SCRANTON VILLAS, HIGH STREET, CYMMER, PORTH, CF39 9EU

18/0108/10 Decision Date: 03/04/2018

Proposal: Proposed demolition of existing single storey extension and construction of a replacement two storey extension.

Location: 23 AUBREY ROAD, GLYNFACH, PORTH, CF39 9HY

Ferndale

18/0128/10 Decision Date: 03/04/2018

Proposal: Proposed extension to side elevation.

Location: 15 PRINCESS STREET, BLAENLLECHAU, FERNDAL, CF43 4PE

Town (Pontypridd)

18/0085/19 Decision Date: 27/03/2018

Proposal: TPO 1 - Works to - Beech 1 & 2 - light crown lift, Oak - remove low limb and Ash - remove dead branch.

Location: GROVE HOUSE, 38 LANPARK ROAD, PONTYPRIDD, CF37 2DL

18/0099/15 Decision Date: 26/03/2018

Proposal: Removal/Variation of Condition 3 of previously approved application 17/1013/10 to operate the outdoor stall as a separate independent unit/business.

Location: CAFE ROYALE, PONTYPRIDD BUS STATION, MORGAN STREET, PONTYPRIDD, CF37 2DS

18/0124/10 Decision Date: 03/04/2018

Proposal: Proposed single storey side extension and replacement, pitched roof structure over rear extension.

Location: 15 LAN CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2HB

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Rhondda

18/0069/10

Decision Date: 03/04/2018

Proposal: Proposed alterations to include a rear extension, altered window arrangements, new porch canopy and re-design of existing loft conversion with two small pitched roofed dormers to front elevation.

Location: 101 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EN

Graig

16/0716/10

Decision Date: 04/04/2018

Proposal: Proposed external alteration to rear garden and boundary wall and conversion of integral garage to playroom.

Location: NEW BUILD NEXT TO TY GAEAF, DAN-Y-COEDCAE ROAD, GRAIG, PONTYPRIDD, CF37 1LS

18/0081/08

Decision Date: 29/03/2018

Proposal: Roundabout advertising signage.

Location: ROUNDABOUT AT ENTRANCE TO MARITIME INDUSTRIAL ESTATE, PONTYPRIDD

Treforest

18/0079/10

Decision Date: 03/04/2018

Proposal: Construct first floor flat roof rear extension over existing ground floor extension.

Location: 15 JOHN STREET, TREForest, PONTYPRIDD, CF37 1SW

Rhydyfelin Central

18/0125/10

Decision Date: 03/04/2018

Proposal: Proposed continuation of use of a Portable Container Unit (PCU) for the sale of food and refreshments at Cwrt Y Gegin, Cwrt Y Celyn Farm and retention of sloping roof on unit and decking area.

Location: CWRT Y CELYN FARM, FFYNNONBWLA ROAD, EGLWYSILAN, PONTYPRIDD, CF37 5BJ

Hawthorn

18/0092/10

Decision Date: 23/03/2018

Proposal: Proposed ground floor extension.

Location: 27 LAUREL AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5AU

Ffynon Taf

17/1067/10

Decision Date: 27/03/2018

Proposal: To demolish existing fire damaged property and rebuild back to previous approved design.

Location: 51 MAES IFOR, TAFFS WELL, CARDIFF, CF15 7AS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 19/03/2018 and 06/04/2018

Report for Development Control Planning Committee

Llantwit Fardre

18/0107/10 Decision Date: 05/04/2018

Proposal: Ground floor rear and side extension.

Location: 10 REDWOOD DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PG

18/5034/41 Decision Date: 06/04/2018

Proposal: Rear single storey extension.

Location: 25 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AD

Church Village

18/0115/10 Decision Date: 29/03/2018

Proposal: Conversion of existing garage to provide a living area and storage.

Location: 2 WAKELIN CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GA

Tonteg

18/0008/10 Decision Date: 26/03/2018

Proposal: Side extension to farm house. (retrospective).

Location: MAES BACH FARM, WILLOWFORD ROAD, TONTEG, PONTYPRIDD, CF38 1SL

Gilfach Goch

17/1242/10 Decision Date: 26/03/2018

Proposal: Hardstanding for car to front of house and a dropped kerb.

Location: 13 HEOL-Y-BRYN, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8YA

Ty'n y Nant

17/1192/10 Decision Date: 26/03/2018

Proposal: Raised hardstanding to front of property and dropped kerb.

Location: 1 FOREST ROAD, BEDDAU, PONTYPRIDD, CF38 2DP

Total Number of Delegated decisions is 28

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Development Control : Delegated Decisions - Refusals between: 19/03/2018 and 06/04/2018

Report for Development Control Planning Committee

Trealaw

17/1293/10

Decision Date: 27/03/2018

Proposal: Construction of new 2 bed dormer bungalow.

Location: LAND ADJACENT TO AWEL Y BRYN, GEORGE'S ROW, TREALAW, TONYPANDY

Reason: 1 The proposed development is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons;

Station Road / Georges Row leading to the site is sub-standard in width for safe two-way vehicular movement, with sub-standard vertical and horizontal alignment, and oversubscribed with high on-street car parking demand leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway users and free flow of traffic;

The proposed development will increase pedestrian and vehicular movement by all types of vehicle along a sub-standard access road leading to reversing movements over a considerable distance to the detriment of safety of all highway users and free flow of traffic;

The developer is not in control of the land to provide the required highway improvements to overcome the highway and pedestrian safety concerns associated with the increase in movements.

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Development Control : Delegated Decisions - Refusals between: 19/03/2018 and 06/04/2018

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Cilfynydd

18/0104/10 Decision Date: 06/04/2018

Proposal: Additional use of lower ground level Church Hall, to include small workshop for furniture upcycling with basic tools and equipment.

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

Reason: 1 The small scale of the community project and proposed additional use would not be considered to be detrimental to neighbour amenity and would therefore represent a compatible use within the context of the surrounding residential development.

However, on account of the substandard highways both adjacent to and leading to the site, the development would result in additional vehicle reversing movements and on-street parking by commercial traffic, to the detriment of the safety of all highway users. Therefore the development would not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Treforest

18/0012/10 Decision Date: 21/03/2018

Proposal: Change of use from dwelling house (Class C3) to 7 bed House in Multiple Occupation (HMO).

Location: 14 LLANTWIT ROAD, TREFOREST, PONTYPRIDD, CF37 1TR

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policy CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the draft Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

Reason: 2 The proposed layout of the property as a 7 bedroom HMO will give rise to unsatisfactory living conditions for occupants contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the draft Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

18/0096/10 Decision Date: 21/03/2018

Proposal: Change of Use to Use Class C4 for HMO.

Location: 114 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RJ

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the draft Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

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Development Control : Delegated Decisions - Refusals between: 19/03/2018 and 06/04/2018

Report for Development Control Planning Committee

Ffynon Taf

18/0001/10 Decision Date: 20/03/2018

Proposal: Proposed change of use from office (first & second floor) and retail (ground floor) uses to a registered nursery.

Location: UNIT 11 EXTRA CARE, GLAN-Y-LLYN INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7JD

Reason: 1 A children's nursery at this location would not be compatible with the surrounding land uses within the wider industrial estate that could significantly affect the well-being and health and safety of the children attending the facility. Further, the unit itself is not appropriate to accommodate a children's nursery facility which could also impact upon the well-being and health of any children attending. As such the proposed use of the property as children's nursery would be contrary to the requirements of Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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

The proposed nursery at this location would give rise to a greater intensity of short term on-street parking in close proximity of the nearby complex and very sub-standard junctions to the detriment of safety of all highway users and free flow of traffic.

The proposed development would result in vehicular reversing movements to the detriment of safety of all highway users and free flow of traffic.

Total Number of Delegated decisions is 5