



PLANNING & DEVELOPMENT COMMITTEE

6TH SEPTEMBER 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 06/08/2018 and 17/08/2018.

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.

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

6TH SEPTEMBER 2018

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

APPEALS RECEIVED

APPLICATION NO: 18/0370
APPEAL REF: A/18/3208820
APPLICANT: Mr Robinson
DEVELOPMENT: Proposed detached dwelling within the curtilage of 4 Scales Row (re-submission)
LOCATION: 4 SCALES ROW, CANAL ROAD, CWMBACH, ABERDARE, CF44 0PW
APPEAL RECEIVED: 07/08/2018
APPEAL START DATE: 14/08/2018

APPEAL DECISIONS RECEIVED

APPLICATION NO: 17/1243
APPEAL REF: A/18/3201794
APPLICANT: Mr & Mrs Loader
DEVELOPMENT: Change of use and proposed new petting farm and spa, including the construction of two self-contained holiday lets, all from the conversion and extension of two existing stable blocks, and a new residential annexe.
LOCATION: FARMHOUSE, TREDEGAIN FARM, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU
DECIDED: 22/02/2018
DECISION: Refused
APPEAL RECEIVED: 02/05/2018
APPEAL DECIDED: 23/08/2018
APPEAL DECISION: Dismissed

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/08/2018 and 17/08/2018

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

18/0444/10 Decision Date: 16/08/2018
Proposal: Proposed two storey extension and loft conversion. (Amended Plans received 23/07/18)

Location: 56 POTTERS FIELD, TRECYNON, ABERDARE, CF44 8HX

18/0643/10 Decision Date: 13/08/2018
Proposal: Proposed rear first floor extension and drive

Location: 89 TRE-IFOR, LLWYDCOED, ABERDARE, CF44 0YL

Aberdare East

18/0562/10 Decision Date: 15/08/2018
Proposal: Change of use and conversion of building to 2 no. separate 3 bedroom dwellings (amended plans received 09/07/18).

Location: 39 ALBERT STREET, ABERDARE, CF44 7EP

18/0624/10 Decision Date: 07/08/2018
Proposal: Change of use from D1 (Training Centre) to A3 (Cafe) on the ground floor, D1 to C3a (1st & 2nd floor) with proposed single storey toilet extension.

Location: MANPOWER, 5 CANON STREET, ABERDARE, CF44 7AT

Cwmbach

18/0622/10 Decision Date: 16/08/2018
Proposal: Proposed ground and first floor extension.

Location: 25 CONWAY DRIVE, CWMBACH, ABERDARE, CF44 0LL

18/0685/10 Decision Date: 14/08/2018
Proposal: Proposed single storey extension to side and rear.

Location: GAYTON, 5 RHEIDOL CLOSE, CWMBACH, ABERDARE, CF44 0HT

18/0697/10 Decision Date: 14/08/2018
Proposal: Detached dwelling

Location: PLOT 1, LAND ADJOINING LONGWAITE, WELL PLACE, ABERDARE, CF44 0PD

Mountain Ash West

18/0694/10 Decision Date: 10/08/2018
Proposal: Proposed building on top of existing kitchen to form a study and en-suite

Location: 14 PAMELA STREET, MOUNTAIN ASH, CF45 3LH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/08/2018 and 17/08/2018

Report for Development Control Planning Committee

Aberaman North

18/0692/10 Decision Date: 13/08/2018
Proposal: 2 storey rear extension with alterations.

Location: 18 SUNNYBANK STREET, ABERAMAN, ABERDARE, CF44 6RJ

18/0700/10 Decision Date: 14/08/2018
Proposal: Proposed rear first floor extension.

Location: 7 LOWER STATION STREET, ABERAMAN, ABERDARE, CF44 6RH

Treorchy

18/0686/10 Decision Date: 13/08/2018
Proposal: Two storey rear extension, garage to rear and new boundary walls

Location: 87 STUART STREET, TREORCHY, CF42 6SN

Pentre

18/0595/10 Decision Date: 16/08/2018
Proposal: Conversion of former licensed premises into 3 flats.

Location: FORMER CONSERVATIVE CLUB, 50 YSTRAD ROAD, PENTRE, CF41 7PN

Cwm Clydach

18/0661/10 Decision Date: 14/08/2018
Proposal: Retrospective planning permission. Revise tiered garden following the building of an orangery (planning permission already given for this).

Location: 41 RAILWAY TERRACE, CLYDACH, TONYPANDY, CF40 2DA

Tonypandy

18/0283/10 Decision Date: 10/08/2018
Proposal: Retention of existing shop at ground floor level with the conversion of the upper floors to 3 self contained residential units.

Location: 115 DUNRAVEN STREET, TONYPANDY, CF40 1AS

18/0673/10 Decision Date: 10/08/2018
Proposal: Proposed single storey rear extension.

Location: 24 GILMOUR STREET, TONYPANDY, CF40 2LA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

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Report for Development Control Planning Committee

Trealaw

18/0541/10 Decision Date: 10/08/2018

Proposal: Decking to rear of property.

Location: 22 RHYS STREET, TREALAW, TONYPANDY, CF40 2PX

Porth

18/0317/10 Decision Date: 07/08/2018

Proposal: Proposed removal of existing pre-fabricated building and construction of a new working at height training facility.

Location: DINAS MINE RESCUE SERVICE, APPLETREE ROAD, DINAS, TONYPANDY, CF40 1JJ

18/0436/10 Decision Date: 17/08/2018

Proposal: Change of use from bank and 2 residential units to 9 apartments with commercial use retained (A1/A2) on part ground floor and basement. To include rear first floor infill extension and minor external alterations.

Location: HSBC, 78 HANNAH STREET, PORTH, CF39 9RE

Tylorstown

18/0675/10 Decision Date: 10/08/2018

Proposal: Rear extension and two storey detached garage.

Location: 1 PENRHYS UCHAF, PENRHYS ROAD, TYLORSTOWN, FERNDAL, CF43 3BA

18/0699/10 Decision Date: 17/08/2018

Proposal: Detached double garage. (Amended Plans Received 15/08/18)

Location: REAR OF 26 BRYNHEULOG TERRACE, TYLORSTOWN, FERNDAL, CF43 3DW

Glyncoch

18/0706/19 Decision Date: 10/08/2018

Proposal: 30% crown reduction.

Location: 8 THE GROVE, GLYNCOCH, PONTYPRIDD, CF37 3BQ

Town (Pontypridd)

18/0678/10 Decision Date: 07/08/2018

Proposal: Rear garden conservatory and decking.

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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/08/2018 and 17/08/2018

Report for Development Control Planning Committee

Rhondda

18/0590/10 Decision Date: 14/08/2018

Proposal: Porch extension to front elevation.

Location: 47 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL

Treforest

18/0747/10 Decision Date: 13/08/2018

Proposal: Change of use from C3 to C2 for the provision of a respite care facility including the construction of an external level access wheelchair ramp.

Location: 1 BELLE VUE TERRACE, TREFOREST, PONTYPRIDD, CF37 1TQ

Hawthorn

17/0661/09 Decision Date: 06/08/2018

Proposal: Certificate of Lawful Development for proposed development of a conservatory to rear.

Location: LAMORNA, ILAN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PN

Ffynon Taf

18/0693/10 Decision Date: 10/08/2018

Proposal: Rear two storey and single storey extension

Location: 35 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RD

Llantwit Fardre

18/0641/10 Decision Date: 10/08/2018

Proposal: Proposed change of use of part of building to crossfit gym (amended site/parking layout received 29/06/18).

Location: EDWARDS COACHES, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EE

Church Village

17/1123/10 Decision Date: 13/08/2018

Proposal: Proposed first floor extension above existing garage.

Location: 34 LLANERCH GOED, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/08/2018 and 17/08/2018

Report for Development Control Planning Committee

Tonyrefail West

18/0547/10 Decision Date: 08/08/2018

Proposal: Detached garage at rear of property.

Location: 52 DUFFRYN CLOSE, TONYREFAIL, PORTH, CF39 8HD

18/0737/16 Decision Date: 10/08/2018

Proposal: Application for approval of reserved matters (layout of highway works) of previously approved outline planning application 09/0387/13.

Location: FORMER COED ELY COLLIERY, ELY VALLEY ROAD, COEDEL, TONYREFAIL

Tonyrefail East

18/0658/10 Decision Date: 08/08/2018

Proposal: Proposed detached domestic double garage.

Location: THE BUNGALOW, TYLCHAWEN CRESCENT, TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AL

Ty'n y Nant

18/0600/10 Decision Date: 16/08/2018

Proposal: Proposed ground floor side and rear extension.

Location: 1 CALDICOTT CLOSE, BEDDAU, PONTYPRIDD, CF38 2LE

Talbot Green

18/0695/10 Decision Date: 13/08/2018

Proposal: Construction of single storey rear extension.

Location: 31 LLYS CATWG, TALBOT GREEN, PONTYCLUN, CF72 8SE

Llanharry

18/0691/09 Decision Date: 13/08/2018

Proposal: Certificate of Lawful Development for proposed loft conversion with flat roof dormer.

Location: 5 TYLEGARW COURT, TYLE GARW, PONTYCLUN, CF72 9EY

Llanharan

18/0655/10 Decision Date: 08/08/2018

Proposal: Single Storey Rear Extension.

Location: 18 YNYSMAERDY TERRACE, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LG

Total Number of Delegated decisions is 35

Report for Development Control Planning Committee

Porth

17/1162/10 Decision Date: 13/08/2018

Proposal: Proposed new build 4 bedroom house.

Location: LAND AT THE RAILWAY SIDE, PORTH, CF39 0BH

Reason: 1 Railway Side leading to the site is sub-standard in width for safe two-way vehicular movement, lacking in visibility splays at the junction with Cemetery Road B4278, lacking in forward visibility around the bend, acute angled junction off the B4278, sub-standard junction radii, lacking in positive drainage, steep gradient, lacking in turning area and lacking in segregated footway facilities to facilitate any increase in vehicular and pedestrian movement leading to unacceptable highway and pedestrian safety concerns 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 major highway improvements to overcome the highway and pedestrian safety concerns associated with the increase in movements and the proposed development is therefore considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Treforest

18/0674/10 Decision Date: 07/08/2018

Proposal: Change of use from dwelling (C3) to 6 bedroom HMO (C4) with a rear dormer loft conversion.

Location: 2 OXFORD STREET, TREFOREST, PONTYPRIDD, CF37 1RU

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 Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

Total Number of Delegated decisions is 2