



PLANNING & DEVELOPMENT COMMITTEE

20 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 20/08/2018 and 06/09/2018.

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

LIST OF BACKGROUND PAPERS

PLANNING & DEVELOPMENT COMMITTEE

20 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: 18/0309
APPEAL REF: A/18/3210583
APPLICANT: Mr Christopher Cousins
DEVELOPMENT: Proposed demolition of chapel and construction of 3 no 4 bed link houses
LOCATION: FORMER BETHEL CHAPEL, ABERNANT ROAD, ABERNANT, ABERDARE, CF44 0ST
APPEAL RECEIVED: 03/09/2018
APPEAL START DATE: 06/09/2018

APPLICATION NO: 18/0018
APPEAL REF: A/18/3210592
APPLICANT: Warton & Evans
DEVELOPMENT: Proposed residential development (amended plans received 29/01/18 and 14/02/18 and amended description received 13/02/18)
LOCATION: BLAKE STREET, MAERDY, FERNDAL, CF43 4AH
APPEAL RECEIVED: 03/09/2018
APPEAL START DATE: 05/09/2018

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Rhigos

18/0760/10

Decision Date: 29/08/2018

Proposal: Single storey side extension and garage conversion to habitable room.

Location: GOLWIG Y BANNAU, 5 CWM ISAAC, RHIGOS, ABERDARE, CF44 9AX

Penywaun

18/0778/10

Decision Date: 06/09/2018

Proposal: Rear extension and roof alterations with new front and rear dormer windows

Location: CARTREF BUNGALOW, HIRWAUN ROAD, HIRWAUN, ABERDARE, CF44 9HR

Aberdare West/Llwydcoed

18/0683/10

Decision Date: 24/08/2018

Proposal: Single storey extension and garage conversion.

Location: 18 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8TW

18/0710/10

Decision Date: 28/08/2018

Proposal: Alteration of approved dwelling to include rear conservatory.

Location: PLOT 14, THE MEADOWS, CWMDARE ROAD, CWMDARE, ABERDARE

18/0731/10

Decision Date: 22/08/2018

Proposal: Proposed extension to ground and attic floors including dormers.

Location: MERRIVALE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

18/0744/10

Decision Date: 23/08/2018

Proposal: Single storey extension and associated works

Location: PEN LLEW COURT, PARK LANE, TRECYNON, ABERDARE, CF44 8LR

18/0817/10

Decision Date: 23/08/2018

Proposal: First floor extension over existing ground floor.

Location: 36 THE RISE, CWMDARE, ABERDARE, CF44 8BJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Cwmbach

18/0680/10 Decision Date: 22/08/2018

Proposal: Single storey side extension.

Location: 41 BRO DEG, CWMBACH, ABERDARE, CF44 0HA

18/0726/10 Decision Date: 24/08/2018

Proposal: Proposed two detached dwellings (revised layout and access plan received 13th July 2018)

Location: SITE OF FORMER BETHANIA CHAPEL , BETHANIA PLACE, CWMBACH, ABERDARE

Mountain Ash East

18/0556/15 Decision Date: 06/09/2018

Proposal: Variation of condition 1 (approved plans) of previously approved planning application 18/0044/15, pursuant to condition 1 15/1244/16 (outline application 14/0628/13) to allow a variation to house type for plot 1

Location: PLOT 1, LAND ADJACENT TO 15 TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

Mountain Ash West

18/0918/08 Decision Date: 06/09/2018

Proposal: Single storey extension to north west elevation with existing pitched and flat roof extended.

Location: MOUNTAIN ASH DAY CENTRE, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

Abercynon

18/0775/10 Decision Date: 30/08/2018

Proposal: Proposed detached garage.

Location: LAND ADJACENT TO 1 JENKIN STREET, ABERCYNON, CF45 4UL

Ynysybwl

18/0664/10 Decision Date: 23/08/2018

Proposal: First floor rear extension and single storey side extension.

Location: 41 CHURCH STREET, YNYSYBWL, PONTYPRIDD, CF37 3LB

Treorchy

18/0741/10 Decision Date: 05/09/2018

Proposal: Demolition of existing garages and construction of 4 new garages.

Location: 23 HERBERT STREET, TREORCHY, CF42 6AW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Ystrad

18/0569/10 Decision Date: 28/08/2018
Proposal: Proposed three dwellings (Amended plans and description received 5th July 2018)
Location: LAND ADJACENT TO 5 VICTORIA STREET, YSTRAD, CF41 7RJ

Cwm Clydach

18/0687/10 Decision Date: 21/08/2018
Proposal: Vehicle hard-standing at rear.
Location: 113 WERN STREET, CLYDACH, TONYPANDY, CF40 2DH

Tonypandy

18/0660/10 Decision Date: 21/08/2018
Proposal: Single storey flat roof extension to the rear.
Location: 149 PRIMROSE STREET, TONYPANDY, CF40 1BN

18/0689/10 Decision Date: 20/08/2018
Proposal: Removal of parapet wall to gable and extension of roof over, demolition of former boiler room, alterations to glazing to former entrance onto Llwynypia Road, changes to current entrance to accommodate wheelchair
Location: ZION METHODIST CHURCH, LLWYNYPPIA ROAD, LLWYN-Y-PIA, TONYPANDY

Penygraig

18/0774/10 Decision Date: 23/08/2018
Proposal: Detached garage at rear.
Location: 14 THOMAS STREET, PENYGRAIG, TONYPANDY, CF40 1EU

Porth

18/0745/01 Decision Date: 23/08/2018
Proposal: Advertisement consent for 1 temporary non illuminated sign
Location: ALDI, DINAS ENTERPRISE CENTRE, CYMMER ROAD, DINAS, PORTH, CF39 9BL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Ynyshir

18/0050/10 Decision Date: 28/08/2018
Proposal: Hardstanding on land opposite No 11 Heath Terrace, Ynyshir.

Location: 11 HEATH TERRACE, YNYSHIR, PORTH, CF39 0HS

18/0583/15 Decision Date: 21/08/2018
Proposal: Variation of condition 1 of planning permission 13/0478/13 to extend the expiration date for 5 years including 3 years for reserved matters.

Location: LAND ADJACENT TO 25 YNYSHIR ROAD, WATTSTOWN, CF39 0RD

Ferndale

18/0777/10 Decision Date: 06/09/2018
Proposal: Retaining wall with new metal gates and railings to match existing.

Location: ST DUNSTAN'S CHURCH, REGENT STREET, FERNDALE, CF43 4HB

Town (Pontypridd)

18/0681/15 Decision Date: 24/08/2018
Proposal: Variation of condition 1 of previously approved planning application 16/0511/15 to retain the existing building for a further 2 years until August 2020.

Location: SURGERY, 5 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BP

18/0786/10 Decision Date: 29/08/2018
Proposal: Change of use from retail (A1) to estate agents (A2)

Location: 8 FRATERNAL PARADE, TAFF STREET, PONTYPRIDD, CF37 4UG

Rhondda

18/0751/10 Decision Date: 24/08/2018
Proposal: Proposed single storey extension to side and rear.

Location: 35 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL

Hawthorn

18/0746/10 Decision Date: 23/08/2018
Proposal: Single storey side extension

Location: 1 MAPLE STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Ffynon Taf

18/0712/15 Decision Date: 24/08/2018
Proposal: Variation of condition 1 of previously approved planning application 15/0583/15 (Mixed Use Classes A3 (Food & Drink) & C1 (Hotel) including associated works) to extend the period in which to submit a reserved matters
Location: LAND OFF TYLA GWYN/A468, NANTGARW, CF15 7TD

Llantwit Fardre

18/0766/09 Decision Date: 23/08/2018
Proposal: Demolish existing conservatory and garage and replace with single storey rear extension.
Location: 13 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NG

Church Village

18/0792/10 Decision Date: 06/09/2018
Proposal: Single Storey Rear Extension.
Location: 19 CWRT YR EFAIL, CHURCH VILLAGE, PONTYPRIDD, CF38 1BX

Gilfach Goch

18/0723/10 Decision Date: 21/08/2018
Proposal: Proposed two storey rear extension
Location: 10 THOMAS STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8TU

Tonyrefail East

18/0725/10 Decision Date: 28/08/2018
Proposal: Two storey rear extension.
Location: 67 MILL STREET, TONYREFAIL, PORTH, CF39 8AE

18/0840/10 Decision Date: 05/09/2018
Proposal: Proposed single storey and first floor extensions
Location: 8 THE AVENUE, TONYREFAIL, PORTH, CF39 8PR

18/0848/10 Decision Date: 06/09/2018
Proposal: Proposed side and rear extension
Location: 43 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Town (Llantrisant)

18/0768/10 Decision Date: 23/08/2018
Proposal: Two storey rear extension.
Location: 18 PARKDALE VIEW, LLANTRISANT, PONTYCLUN, CF72 8DT

Pontyclun

18/0322/10 Decision Date: 03/09/2018
Proposal: Change of use of agricultural storage building to Use Class B2 (General Industrial). (amended site location plan received 09/07/2018).
Location: LLWYNA FARM, LLANHARRY ROAD, BRYNSADLER, PONTYCLUN, CF72 9DB

18/0666/10 Decision Date: 03/09/2018
Proposal: Change of use of lower floor of commercial premises from office to a hairdressing salon.
Location: WINDSOR HOUSE INSPECTION LINK, 4B LLANTRISANT ROAD, PONTYCLUN, CF72 9DQ

18/0764/09 Decision Date: 30/08/2018
Proposal: Single storey rear extension.
Location: 136 YNYSDDU, PONTYCLUN, CF72 9UB

18/0787/09 Decision Date: 30/08/2018
Proposal: Certificate of lawful development for a proposed single storey rear extension.
Location: 13 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

Llanharry

18/0713/01 Decision Date: 23/08/2018
Proposal: 4 Elevation Signs.
Location: HOWDENS, UNIT G1 TO G2 RHONDDA CYNON TAF CBC, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

18/0748/10 Decision Date: 28/08/2018
Proposal: First floor extension.
Location: 20 STRYD SILURIAN, LLANHARRY, PONTYCLUN, CF72 9GB

Llanharan

18/0656/15 Decision Date: 20/08/2018
Proposal: Removal/Variation of Condition 2 (Approved Plans) of previously approved 17/1132/10 - to widen approved access.
Location: THE BUNGALOW, THE SQUARE, LLANHARAN, PONTYCLUN, CF72 9NR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 20/08/2018 and 06/09/2018
Report for Development Control Planning Committee

Brynna

18/0721/10 Decision Date: 21/08/2018
Proposal: Proposed new garage to side elevation and conversion of existing garage to habitable room.
Location: 18 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX

18/0810/10 Decision Date: 04/09/2018
Proposal: First floor extension to side and rear and garage conversion.
Location: 74 MEADOW RISE, LLANHARAN, PONTYCLUN, CF72 9TE

Total Number of Delegated decisions is 44

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Aberdare East

18/0309/10 Decision Date: 30/08/2018

Proposal: Proposed demolition of chapel and construction of 3 no 4 bed link houses (ecology survey received 07/08/18).

Location: FORMER BETHEL CHAPEL, ABERNANT ROAD, ABER-NANT, ABERDARE, CF44 0ST

Reason: 1 The dwellings, as a result of their scale, height and siting in such close proximity of the adjacent dwelling, Montserrat, would have an unacceptable detrimental impact upon the levels of residential amenity currently enjoyed by the occupiers of that property, arising from overbearing impact. As such, the proposal is contrary to Policies AW5 of the Rhondda Cynon Taf Local Development Plan.

Mountain Ash West

18/0715/10 Decision Date: 05/09/2018

Proposal: Change of use to A3 (take away), shop front alterations, conversion of upper floor to 2 self contained flats and external alterations and installation of a fume extraction duct.

Location: 74-76 COMMERCIAL STREET, MOUNTAIN ASH, CF45 3PW

Reason: 1 In principle the proposed change of use to A3 and conversion of upper floors to provide self contained flats would be considered acceptable. However, by virtue of its location the proposed hot food takeaway would give rise to a greater intensity of short-term on-street parking along Commercial Street (B4275), affecting the free flow of traffic and causing detriment to highway and pedestrian safety. The develop is therefore considered not to comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan or the Council's SPG for Access, Circulation and Parking Requirements.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Tonypandy

18/0258/10 Decision Date: 24/08/2018

Proposal: Change of use from play room to hair salon.

Location: 8 CWRT GELLIFAELOG, TONYPANDY, CF40 1DX

Reason: 1 1. The change of use is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason:

The proposed developments shortfall in off-street parking provision results in the creation of additional on-street parking demand to the detriment of highway safety and the free flow of traffic.

Reason: 2 2. The change of use is incompatible with and is likely to have an adverse impact on the amenities of nearby residential properties due to noise generation and general disturbance. As such the proposal conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

18/0612/10 Decision Date: 22/08/2018

Proposal: New dwelling and access on land adjacent to 6 Park Place but including realignment of existing drive and part of curtilage of 6 Park Place.

Location: LAND ADJ. AND INCLUDING PORTION OF EXISTING CURTILAGE OF 6 PARK PLACE, TONYPANDY, CF40 1BA

Reason: 1 The planning application proposes highly vulnerable development within Zone C2 of the Development Advice Map contained in Technical Advice Note (TAN) 15: Development and Flood Risk. Section 6.2 of TAN 15 affirms that highly vulnerable development should not be permitted in Zone C2. As such the development would be contrary to Technical Advice Note (TAN) 15: Development and Flood Risk and Policies AW 2 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would result in the loss of trees and a detrimental impact on trees that are protected by a Tree Preservation Order. This would have a detrimental impact on the amenity value provided to local residents and to the visual character of the area. As such the development would be contrary with Policies AW 5, AW 6 and AW 8 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Treforest

18/0454/10 Decision Date: 28/08/2018

Proposal: Change of use from Residential to HMO.

Location: 55 KING STREET, TREFOREST, PONTYPRIDD, CF37 1RP

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).

18/0733/10 Decision Date: 30/08/2018

Proposal: Two detached 3 bed houses with off road parking.

Location: LAND OPPOSITE NATIONAL TYRES, PENTREBACH ROAD, PONTYPRIDD, CF37 4BW

Reason: 1 By virtue of their layout, scale, height and design, it is considered that the proposed dwellings would appear incongruous within the street scene and fail to assimilate with or reflect the context of the site and surrounding street scene; causing harm to local character.

In addition, the substandard vision splays, insufficient off-street parking provision, inability to demonstrate safe access would be detrimental to highway safety.

The application is therefore considered not to comply with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan, nor the Councils Supplementary Planning Guidance for Design and Placemaking, and Design, Access and Circulation Requirements.

Hawthorn

18/0568/10 Decision Date: 28/08/2018

Proposal: Change of use from car hire unit with car washing facilities to valeting and hand car wash centre (retrospective).

Location: ADAMS VALETING CENTRE AND HAND CAR WASH, FORMER ENTERPRISE CAR HIRE, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5BB

Reason: 1 The use of the site as a hand car wash/valeting centre results in a significant adverse impact upon the amenity standards previously enjoyed by the neighboring residential properties by way of increased levels of noise and general disturbance. The use therefore is contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 20/08/2018 and 06/09/2018

Report for Development Control Planning Committee

Pontyclun

18/0463/10

Decision Date: 30/08/2018

Proposal: Application for development – removal of a boundary hedge pursuant to condition 6 of planning application 03/0736/16.

Location: 5 ST DAVID'S HEIGHTS, MISKIN, PONTYCLUN, CF72 8SW

Reason: 1 The proposed removal of the hedge would be detrimental to the visual amenity, ecology and character and appearance of the area contrary to Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 8

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

Cases

Received	48
Cases resolved	24 (95%)
Complainant acknowledged	80%
Site visit	100%
Case priority	0 (Priority 1) 27 (Priority 2) 21 (Priority 3)

Source

Anonymous	3
Councillor	17
Internal/pro-active	3
Public	25
AM/MP	0

Type

Advert	8	Breach of condition	2
Engineering operations	4	Listed Building	0
Change of use	9	Not in accordance	5
Householder	12	Operational development	1
TPO	1	Untidy land	6

Resolution

Remedied	6
No breach	14
Not expedient	0
Planning application submitted	4
Notice served	0

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

None.