



PLANNING & DEVELOPMENT COMMITTEE

21 FEBRUARY 2019

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 14/01/2019 and 08/02/2019.

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 – January 2019

Cases

Received	33
Cases resolved	26 (81%)
Complainant acknowledged	89%
Site visit	96%
Case priority	0 (Priority 1) 16 (Priority 2) 17 (Priority 3)

Source

Anonymous	1
Councillor	6
Internal/pro-active	5
Public	21
AM/MP	0

Type

Advert	1	Breach of condition	2
Engineering operations	1	Listed Building	0
Change of use	3	Not in accordance	2
Householder	17	Operational development	3
TPO	0	Untidy land	10

Resolution

Remedied	11
No breach	11
Not expedient	0
Planning application submitted	4
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated Decisions
(November 2018)

None.

APPEALS RECEIVED

APPLICATION NO: 18/1139
APPEAL REF: A/19/3220779
APPLICANT: Dr Mark Samuel
DEVELOPMENT: Change of use to re-establish the previously registered use as a HMO dwelling.
LOCATION: 3 STOW HILL, TREFOREST, PONTYPRIDD, CF37 1RZ
APPEAL RECEIVED: 18/01/2019
APPEAL START DATE: 31/01/2019

APPLICATION NO: 18/0801
APPEAL REF: A/19/3221746
APPLICANT: Mr Powell
DEVELOPMENT: Proposed new two storey 8 bedroom dwelling for large scale HMO.
LOCATION: LAND ADJACENT TO 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD, CF37 1BT
APPEAL RECEIVED: 06/02/2019
APPEAL START DATE: 11/02/2019

APPEAL DECISIONS RECEIVED

APPLICATION NO: 18/0605
APPEAL REF: A/18/3214282
APPLICANT: Mr B Croxall
DEVELOPMENT: Proposed change of use from residential dwelling (C3) to a HMO (C4)
LOCATION: 30 KING STREET, TREFOREST, PONTYPRIDD, CF37 1RP
DECIDED: 18/09/2018
DECISION: Refused
APPEAL RECEIVED: 17/10/2018
APPEAL DECIDED: 24/01/2019
APPEAL DECISION: Appeal Dismissed

APPLICATION NO: 17/1201
APPEAL REF: A/18/3214384
APPLICANT: Ms Molly Lai
DEVELOPMENT: Change of use of dwelling house (Class C3) to HMO (Class C4).

LOCATION: 53 KINGSLAND TERRACE, TREFOREST, PONTYPRIDD,
CF37 1RX

DECIDED: 18/06/2018
DECISION: Refused
APPEAL RECEIVED: 22/10/2018
APPEAL DECIDED: 22/01/2019
APPEAL DECISION: Appeal Dismissed

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
DECIDED: 03/08/2018
DECISION: Refused
APPEAL RECEIVED: 03/09/2018
APPEAL DECIDED: 30/01/2019
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 FEBRUARY 2019

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: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Rhigos

15/1351/15 Decision Date: 01/02/2019
Proposal: To vary the condition relating to a set of approved plans by replacing the following approved plans: • Drawing Ref: 8016 PL 011 Rev C 'Proposed Site Sections' • Drawing Ref: 8016 PL 051 Rev B 'Engine House'
Location: FIFTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UP

Hirwaun

18/1354/10 Decision Date: 04/02/2019
Proposal: New build extension.
Location: 1 THE HAVEN, HIRWAUN, ABERDARE, CF44 9RH

Aberdare West/Llwydcoed

18/1240/10 Decision Date: 25/01/2019
Proposal: Detached dwelling off private drive. (Amended Plans received 14/01/19)
Location: PLOT 1, PLAS-NEWYDD ISA, LLWYDCOED, ABERDARE, CF44 0YP

18/1248/19 Decision Date: 28/01/2019
Proposal: Application to reduce overhanging limbs by 25%.
Location: TY OLAF, 4 LON LAS, LLWYDCOED, ABERDARE, CF44 0UF

18/1366/10 Decision Date: 29/01/2019
Proposal: Single storey sun room extension to rear
Location: 90 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AZ

Aberdare East

18/1136/12 Decision Date: 25/01/2019
Proposal: Demolition of Single storey flat roof annex at rear (Listed Building Consent)
Location: BLACK LION HOTEL, 104 WIND STREET, ABERDARE, CF44 7LL

18/1241/10 Decision Date: 25/01/2019
Proposal: Demolition of single-storey flat roof annex at rear of Black Lion Hotel building to create service yard and external bin store
Location: BLACK LION HOTEL, 104 WIND STREET, ABERDARE, CF44 7LL

18/1389/10 Decision Date: 31/01/2019
Proposal: Two storey extension to rear and demolition of existing shed
Location: 45 GREENWAYS, ABER-NANT, ABERDARE, CF44 0GW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Cwmbach

18/1319/10 Decision Date: 25/01/2019
Proposal: Proposed two storey side extension (amended plan received 08/01/2019).
Location: 33 LLANGORSE ROAD, CWMBACH, ABERDARE, CF44 0HS

Mountain Ash East

18/1042/10 Decision Date: 21/01/2019
Proposal: Erection of one dwelling
Location: LAND AT GOLWYG Y MYNYDD, CWM CYNON NORTH, MOUNTAIN ASH

18/1275/10 Decision Date: 16/01/2019
Proposal: Construction of a 3 bedroom dwelling
Location: CARTREF CLOGWYNI, FFOREST ROAD, MOUNTAIN ASH, CF45 4LG

18/1369/10 Decision Date: 06/02/2019
Proposal: Proposed 2 storey extension.
Location: 9 SEYMOUR STREET, MOUNTAIN ASH, CF45 4BL

Penrhiwceiber

18/1288/10 Decision Date: 23/01/2019
Proposal: Erection of an all-weather equestrian arena
Location: 1 PERTHCELYN COTTAGES, ROAD TO PENTWYN UCHAF FARM, PERTHCELYN, MOUNTAIN ASH, CF45 3YJ

Abercynon

18/0971/10 Decision Date: 22/01/2019
Proposal: Terracing of garden and log cabin with raised decking (retrospective) (amended plan received 18/12/2018)
Location: 29 PARK VIEW, ABERCYNON, MOUNTAIN ASH, CF45 4TP

18/1078/10 Decision Date: 30/01/2019
Proposal: Detached 3 bedroom residential development.
Location: LAND ADJACENT TO 53 ABERDARE ROAD, CARNETOWN, ABERCYNON, CF45 4NY

18/1370/10 Decision Date: 08/02/2019
Proposal: Proposed single storey extension to front elevation.
Location: LONGACRES, SALISBURY ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4NU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 14/01/2019 and 08/02/2019
Report for Development Control Planning Committee

Aberaman North

18/1353/10

Decision Date: 28/01/2019

Proposal: Dropped kerb to provide off street parking.

Location: 206 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Treherbert

18/1082/10 Decision Date: 14/01/2019
Proposal: Proposed first floor rear extension.
Location: 58 BUTE STREET, TREHERBERT, TREORCHY, CF42 5NS

Treorchy

18/1153/10 Decision Date: 04/02/2019
Proposal: Proposed 5 bed detached house with integral garage and off road parking for 3 cars. (Re-submission of 17/1138/10).
Location: LAND ADJACENT TO GREEN OAKS, DUNRAVEN TERRACE, TREORCHY, CF42 6EL

18/1247/10 Decision Date: 24/01/2019
Proposal: Single storey rear extension.
Location: 7 TREASURE STREET, TREORCHY, CF42 6TH

18/1267/10 Decision Date: 04/02/2019
Proposal: Proposed two storey and single storey rear extension (Amended Plans received 14/01/19)
Location: 230 PARK ROAD, CWMPARC, TREORCHY, CF42 6LD

Pentre

18/1302/01 Decision Date: 17/01/2019
Proposal: 1 flat sign with name of Kozy Kitchen in dark grey on a yellow background to match interior.
Location: KOZY KITCHEN , 25 CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EB

Ystrad

18/1296/10 Decision Date: 15/01/2019
Proposal: Two storey rear extension and front extension to form a porch.
Location: 55 WILLIAM STREET, YSTRAD, PENTRE, CF41 7QU

Porth

18/1272/15 Decision Date: 18/01/2019
Proposal: Variation of Condition 2 The development hereby approved shall be carried out in accordance with the following plans/drawings J18 / 32 P01-11
Location: HSBC, 78 HANNAH STREET, PORTH, CF39 9RE

18/1317/10 Decision Date: 25/01/2019
Proposal: Proposed front and rear domer extensions
Location: PEN PARC, CYMMER ROAD, PORTH, CF39 9BL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Cymmer

18/1330/10 Decision Date: 01/02/2019

Proposal: Proposed First Floor Side Extension

Location: 9 MARGARET STREET, TREHAFOD, PONTYPRIDD, CF37 2LU

Ferndale

18/1277/09 Decision Date: 18/01/2019

Proposal: Refurbishment of flats within the existing building.

Location: THE FERNDALE, DUFFRYN STREET, FERNDALE, CF43 4EL

Maerdy

18/1323/10 Decision Date: 29/01/2019

Proposal: Removal of existing upper ground floor conservatory and replacement with single storey extension with raised balcony to the rear

Location: 6 EXCELSIOR TERRACE, MAERDY, FERNDALE, CF43 4AP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Cilfynydd

18/0708/10 Decision Date: 22/01/2019
Proposal: Change of use of land to extend garden curtilage (retrospective) (Amended Plans Received 14/09/18).
Location: 59 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NH

18/1138/10 Decision Date: 18/01/2019
Proposal: Change of use of basement for Little Lounge play area and community cafe/venue, single storey glazed extension, and alterations to entrance and boundary wall.
Location: CILFYNYDD COMMUNITY CENTRE, CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NR

Town (Pontypridd)

18/0882/20 Decision Date: 23/01/2019
Proposal: Demolition of dilapidated and vacant changing rooms, as part of the works for the proposed footbridge over the River Taff
Location: CHANGING ROOMS, YNYSANGHARAD PARK, BRIDGE STREET, PONTYPRIDD

Rhondda

18/0750/10 Decision Date: 07/02/2019
Proposal: Two bedroom dwelling. (Flood Consequence Assessment received 09/11/18)
Location: LAND BETWEEN 8 & 9 JENKINS STREET, HOPKINSTOWN, PONTYPRIDD

Treforest

18/1061/01 Decision Date: 17/01/2019
Proposal: Retention of ATM Pod Signage
Location: HOFFI COFFI, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

18/1088/10 Decision Date: 17/01/2019
Proposal: Retention of ATM Pod
Location: HOFFI COFFI, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

18/1309/10 Decision Date: 29/01/2019
Proposal: Conversion of existing barn to holiday let accommodation
Location: BRYN TAIL FARM, BRYNTAIL ROAD, GLYNTAFF, PONTYPRIDD, CF37 5LJ

18/1382/19 Decision Date: 31/01/2019
Proposal: 2x Oak trees overhanging cliff/ quarry face (Fell T1) (Crown Lift T2)
Location: GRAIG-YR-HELFA ROAD, GLYNTAFF, PONTYPRIDD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Rhydyfelin Central

18/1293/10 Decision Date: 24/01/2019
Proposal: Proposed first floor bedroom extension above existing lounge.
Location: 14 TAN -YR-ALLT CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5EF

18/1365/10 Decision Date: 06/02/2019
Proposal: New external ramps & handrails plus associated works
Location: 12 SHAKESPEARE RISE, RHYDYFELIN, PONTYPRIDD, CF37 5HA

Hawthorn

18/0928/10 Decision Date: 22/01/2019
Proposal: Change of use from bedsit to a beauty salon.
Location: POST OFFICE, PREMIER STORE, 95 YNYSLYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AR

Ffynon Taf

18/1244/19 Decision Date: 14/01/2019
Proposal: Removal of Prunus Padus (Bird Cherry) tree.
Location: 1 QUEENSWAY, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TH

Llantwit Fardre

18/1359/09 Decision Date: 14/01/2019
Proposal: Certificate of lawful development for a proposed loft conversion to include a flat roof rear dormer and two new Velux windows to the front elevation.
Location: 33 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN

18/1417/10 Decision Date: 01/02/2019
Proposal: Partial first floor extension above existing kitchen and dormer loft extension
Location: 45 FFORDD-Y-CAPEL, EFAIL ISAF, PONTYPRIDD, CF38 1AP

19/0036/10 Decision Date: 08/02/2019
Proposal: Dormer extensions to front, rear and side elevations (re-submission).
Location: 56 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NH

Tonteg

18/1368/10 Decision Date: 06/02/2019
Proposal: Porch extension to front.
Location: 13 OAKFIELD CRESCENT, TONTEG, PONTYPRIDD, CF38 1NG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Tonyrefail West

18/1286/10 Decision Date: 14/01/2019

Proposal: Conservatory.

Location: 121 BRYNGOLAU, TONYREFAIL, PORTH, CF39 8HR

Tonyrefail East

18/1321/10 Decision Date: 30/01/2019

Proposal: Porch and veranda roof to Principle elevation

Location: CHURCH VIEW, ST JOHNS ROAD, TONYREFAIL, PORTH, CF39 8LF

Beddau

18/1329/10 Decision Date: 28/01/2019

Proposal: Proposed first floor side extension above the existing single storey garage

Location: 28 HEOL DDEUSANT, BEDDAU, PONTYPRIDD, CF38 2LA

Ty'n y Nant

18/1318/10 Decision Date: 24/01/2019

Proposal: Proposed Side Garage

Location: 99 WOODLAND ROAD, BEDDAU, PONTYPRIDD, CF38 2SE

Pontyclun

18/1150/19 Decision Date: 07/02/2019

Proposal: Undertake works to trees as identified in Tree Risk Hazard Assessment and decay detection report by Cardiff Treescapes 6th September 2018 (amended details and description received 31/01/2019).

Location: MISKIN MILL SCOUT VILLAGE, HENSOL ROAD, MISKIN, PONTYCLUN

18/1337/10 Decision Date: 08/02/2019

Proposal: Demolition of conservatory and construction of single storey extension

Location: CWRT MELIN, MILL RACE, MISKIN, PONTYCLUN, CF72 8JJ

18/1338/09 Decision Date: 04/02/2019

Proposal: Single storey extension to rear

Location: 28 PANT Y DDERWEN, TALBOT GREEN, PONTYCLUN, CF72 8LY

18/1339/10 Decision Date: 04/02/2019

Proposal: Conversion of Garage into a Living Room.

Location: 28 PANT Y DDERWEN, TALBOT GREEN, PONTYCLUN, CF72 8LY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Llanharry

18/1224/10 Decision Date: 28/01/2019
Proposal: Proposed construction of a garage and hobbies workshop at rear.

Location: 6 ASH GROVE, LLANHARRY, PONTYCLUN, CF72 9HX

18/1255/10 Decision Date: 29/01/2019
Proposal: Out building for 6 Chickens.

Location: WOODSIDE, FFOREST ROAD, LLANHARRY, PONTYCLUN, CF72 9JW

18/1280/10 Decision Date: 29/01/2019
Proposal: To over-sheet the pitched metal roof coverings to the warehouse area of Unit E1.

Location: UNIT E1, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

18/1306/10 Decision Date: 29/01/2019
Proposal: To over-sheet the pitched metal roof coverings to the warehouse area of Units H1 & H2.

Location: UNITS H1 & H2 , COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

Brynna

18/0800/10 Decision Date: 25/01/2019
Proposal: Proposed demolition of existing bungalow and construction of new six bedroom house including annexe.

Location: BRYN GLAS, GELLIFEDI ROAD, BRYNNA, PONTYCLUN, CF72 9QG

18/0955/10 Decision Date: 18/01/2019
Proposal: Mobile Shelter for Agricultural use.

Location: LYNWOOD FARM, BRYNNA ROAD, PENCOED, BRIDGEND, CF35 6PD

Total Number of Delegated decisions is 58

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

18/1386/10

Decision Date: 25/01/2019

Proposal: Demolition of existing flat roof, single storey annex. Proposed single storey, pitched roof extension with alterations to existing cottage.

Location: PENTRE BACH FARM, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0UY

Reason: 1 The proposals, due to their overall scale and design are out of keeping with both the host property and surrounding area. The extension would also adversely impact the amenity of neighbouring occupiers by virtue of its mass, which would be overbearing and overshadowing in nature.

The application is therefore contrary to policies AW5, AW6 and AW9 of the Rhondda Cynon Taf Local Development Plan

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Cilfynydd

18/1232/10 Decision Date: 24/01/2019

Proposal: Temporary retention of single storey offices, storage units and surfacing of parking area

Location: LAND TO REAR OF KPL HOUSE, BELGRAVE TERRACE, PONTSHONNORTON ROAD, PONTYPRIDD, CF37 4NA

Reason: 1 It is considered that as the development is detrimental to the visual amenity of the area and the residential amenity of neighbouring residential properties, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan. Therefore, a further temporary consent to retain the development on site is not warranted.

Glynoch

18/0153/10 Decision Date: 22/01/2019

Proposal: Construction of detached dwelling off a private drive (amended plans received 20/09/18).

Location: PLOT 5, ASHGROVE, YNYSYBWL ROAD, PONTYPRIDD, CF37 3DW

Reason: 1 The proposed development would result in the removal of areas of the adjacent Lover Clydach Woodlands SINC (SINC75), the Woodlands at the Grove, Glynoch TPO Area (TPO Area 652), and the Nant Clydach riverbank, resulting in a significant detrimental impact upon existing trees/ecology in these areas. The proposal is therefore contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan in these respects.

Reason: 2 The proposed development represents inappropriate development that would result in a negative relationship with the immediate neighbouring properties and adjacent highway and intensive infilling and over intensive development of the wider site. Further, the significant engineering works required to create the level plateau necessary to accommodate the dwelling and its associated amenity space to the rear would not be appropriate in this protected and semi-rural location. The application is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 14/01/2019 and 08/02/2019

Report for Development Control Planning Committee

Rhondda

18/1141/13 Decision Date: 06/02/2019

Proposal: Outline planning permission for 2 new dwelling houses. (All Matters Reserved)

Location: LAND ADJ TO SUNNYBANK, MAESYCOED ROAD, PONTYPRIDD, CF37 1HZ

Reason: 1 In the absence of a Coal Mining Risk Assessment and Ecological Reports, insufficient information has been submitted to demonstrate that the risks and consequences associated with ground stability and impact upon ecology of the application site can be adequately managed. As such, the proposal conflicts with Policies AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Tonyrefail East

17/1029/10 Decision Date: 24/01/2019

Proposal: Level rear garden - construct small wall. Fit feather edge fencing to match existing, lay patio, new lawn and railings. Erect timber shed 6ft x 4ft, Plant shrubs.

Location: 21 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GB

Reason: 1 The applicant has not satisfactorily demonstrated that the additional loading on top of the existing crib lock wall is structurally sound and will not compromise the existing structure and as such, the proposal is not considered to comply with Policy AW10 of the Local Development Plan.

Total Number of Delegated decisions is 5