



PLANNING & DEVELOPMENT COMMITTEE

21 MARCH 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 25/02/2019 and 08/03/2019.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals 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 – February 2019

Cases

Received	19
Cases resolved	15 (86%)
Complainant acknowledged	93%
Site visit	93%
Case priority	0 (Priority 1) 14 (Priority 2) 5 (Priority 3)

Source

Anonymous	2
Councillor	1
Internal/pro-active	3
Public	12
AM/MP	1

Type

Advert	0	Breach of condition	3
Engineering operations	3	Listed Building	0
Change of use	6	Not in accordance	0
Householder	4	Operational development	2
TPO	0	Untidy land	1

Resolution

Remedied	2
No breach	6
Not expedient	1
Planning application submitted	6
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated Decisions
(February 2019)

EN/19/00010

Location: 68 Cilfynydd Road, Cilfynydd

Breach: Garage extension

Decision: Not expedient to take any further action in the matter.

Reason: The garage has only been extended by 450mm and has a minimal impact on the visual amenity of the area.

APPEALS RECEIVED

APPLICATION NO: 18/0197
APPEAL REF: A/19/3223892
APPLICANT: Mr & Mrs Perrott
DEVELOPMENT: Detached 4 bedroom house with detached 2 bay garage with store over.
LOCATION: LAND ADJACENT TO NO. 2 MOSS PLACE, ABERNANT, ABERDARE, CF44 0YU
APPEAL RECEIVED: 03/03/2019

APPLICATION NO: 18/1032
APPEAL REF: A/19/3224130
APPLICANT: Elite Accommodation and Facilities Ltd
DEVELOPMENT: Detached block to rear of existing building to provide 4 no. student apartments in association with existing student accommodation facility (amended plans and description received 19/12/18).
LOCATION: 20-21 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW
APPEAL RECEIVED: 06/03/2019

APPLICATION NO: 18/1141
APPEAL REF: A/19/3224229
APPLICANT: Mr D Pounder
DEVELOPMENT: Outline planning permission for 2 new dwelling houses. (All Matters Reserved)
LOCATION: LAND ADJ TO SUNNYBANK, MAESYCOED ROAD, PONTYPRIDD, CF37 1HZ
APPEAL RECEIVED: 07/03/2019

APPLICATION NO: 17/1236
APPEAL REF: A/19/3224286
APPLICANT: Ms Williams
DEVELOPMENT: Construction of a detached bungalow.
LOCATION: 21 TRENOS GARDENS, LLANHARAN, PONTYCLUN, CF72 9SZ
APPEAL RECEIVED: 12/03/2019

APPEAL DECISIONS RECEIVED

APPLICATION NO: 18/0715
APPEAL REF: A/18/3216933
APPLICANT: Mr S Nadarajah
DEVELOPMENT: 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
DECIDED: Refused
DECISION: 05/09/2018
APPEAL RECEIVED: 23/11/2018
APPEAL DECIDED: 27/02/2019
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 18/0794
APPEAL REF: A/18/3215084
APPLICANT: Domino's & GDK Franchise
DEVELOPMENT: Variation of Condition (1) of Planning Permission 03/1958/15 to extend hours of operation - from 08.00 to 23.30 hrs to 05:00 to 02:00 hrs.
LOCATION: DOMINOS PIZZA, BROADWAY, TREForest, PONTYPRIDD, CF37 1BE
DECIDED: Refused
DECISION: 14/09/2018
APPEAL RECEIVED: 30/10/2018
APPEAL DECIDED: 01/03/2019
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

21 MARCH 2019

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
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UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel: 01443 281132)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/02/2019 and 08/03/2019

Report for Development Control Planning Committee

Rhigos

19/0058/10 Decision Date: 27/02/2019

Proposal: Boiler room and west extension

Location: UNIT E, 14TH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UP

Hirwaun

19/0055/10 Decision Date: 27/02/2019

Proposal: Proposed elevational changes and internal alterations.

Location: FAIRWAYS, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9RU

Aberdare West/Llwydcoed

19/0085/10 Decision Date: 05/03/2019

Proposal: Proposed dropped kerb to provide off street parking.

Location: 53 HARRIET STREET, TRECYNON, ABERDARE, CF44 8PL

Aberdare East

18/1284/10 Decision Date: 26/02/2019

Proposal: Canopy for practice area & disabled ramp and access.

Location: ABERDARE GOLF CLUB, FORGE PLACE, ABER-NANT, ABERDARE, CF44 0RY

Cwmbach

18/0328/10 Decision Date: 07/03/2019

Proposal: Proposed 2 no. pairs of semi detached dwellings. (Additional information - Coal Mining Risk Assessment received 15/01/19)

Location: LAND AT PIT PLACE, CWMBACH, ABERDARE, CF44 0LR

Treorchy

19/0027/08 Decision Date: 06/03/2019

Proposal: Ground floor extension

Location: 3 CLARK STREET, TREORCHY, CF42 6BE

Pentre

18/1424/10 Decision Date: 27/02/2019

Proposal: 2 Storey Extension

Location: 4 ELIZABETH CLOSE, PENTRE, CF41 7LE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/02/2019 and 08/03/2019

Report for Development Control Planning Committee

Ferndale

19/0069/10 Decision Date: 04/03/2019

Proposal: Rear two storey extension

Location: 10 TAFF STREET, FERNDALE, CF43 4NL

Trallwn

19/0090/10 Decision Date: 05/03/2019

Proposal: First floor rear extension and raised patio area (retrospective)

Location: 85A COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LR

Treforest

18/1410/10 Decision Date: 25/02/2019

Proposal: Extension to link offices with adjoining welfare facilities, incorporating new entrance doors, waiting area, office and store.

Location: SOUTH WALES POLICE CENTRAL TICKET OFFICE, FOREST GROVE, TREFOREST, PONTYPRIDD, CF37 1UJ

Hawthorn

19/0044/01 Decision Date: 06/03/2019

Proposal: Installation of 1 no. fascia sign and 1 no. totem sign and repositioning of existing Volvo sign.

Location: SMT GB, THE WILLOWFORD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5BF

Llantwit Fardre

19/0029/10 Decision Date: 28/02/2019

Proposal: Proposed rear extension & mezzanine floor (amended plans received 27/01/2019)

Location: 24 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

Tonteg

18/1380/10 Decision Date: 28/02/2019

Proposal: Proposed two storey extension to the rear of the property & new front porch (amended plan received 23/01/2019)

Location: 56 TONTEG CLOSE, TONTEG, PONTYPRIDD, CF38 1LU

19/0084/10 Decision Date: 05/03/2019

Proposal: Two storey side extension.

Location: WARREN FARM, MAESMAWR ROAD, TONTEG, PONTYPRIDD, CF38 1SH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 25/02/2019 and 08/03/2019

Report for Development Control Planning Committee

Llanharry

19/0016/10 Decision Date: 28/02/2019

Proposal: Single storey extension to rear

Location: AVALON, TYLA GARW, TYLE GARW, PONTYCLUN, CF72 9EZ

19/0024/10 Decision Date: 05/03/2019

Proposal: Extension to rear.

Location: 6 HAWTHORN ROAD, LLANHARRY, PONTYCLUN, CF72 9JD

Brynna

18/0716/10 Decision Date: 25/02/2019

Proposal: Decking area placed on top of existing sleeper wall (retrospective). (Amended Plans received 05/02/19)

Location: 59 FFORDD DOL Y COED, LLANHARAN, PONTYCLUN, CF72 9WA

18/1377/10 Decision Date: 25/02/2019

Proposal: Remove existing rear conservatory, new rear single storey extension and two storey side extension.

Location: 177 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TJ

19/0008/09 Decision Date: 26/02/2019

Proposal: Single storey rear extension

Location: 57 FFORDD DOL Y COED, LLANHARAN, PONTYCLUN, CF72 9WA

Total Number of Delegated decisions is 19