



PLANNING & DEVELOPMENT COMMITTEE

18 JULY 2019

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 24/06/2019 and 03/07/2019.

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 – June 2019

Cases

Received	35
Cases resolved	14 (100%)
Complainant acknowledged	90%
Site visit	96%
Case priority	0 (Priority 1) 17 (Priority 2) 18 (Priority 3)

Source

Anonymous	2
Councillor	6
Internal/pro-active	4
Public	23
AM/MP	0

Type

Advert 2	0	Breach of condition
Engineering operations 0	3	Listed Building
Change of use 2	9	Not in accordance
Householder 1	13	Operational development
TPO 5	0	Untidy land

Resolution

Remedied	4
No breach	10
Not expedient	0
Planning application submitted	0
Notice served	0

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

None.

APPEALS RECEIVED

APPLICATION NO: 19/0340
APPEAL REF: A/19/3231794
APPLICANT: Mr A Ali
DEVELOPMENT: Change of use from car hire to car sales and valeting service.
LOCATION: ENTERPRISE RENT A CAR, CARDIFF ROAD,
RHYDYFELIN, PONTYPRIDD, CF37 5BB
APPEAL RECEIVED: 01/07/2019
APPEAL START 08/07/2019
DATE:

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

18 JULY 2019

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
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:

24/06/2019 and 03/07/2019

Report for Development Control Planning Committee

Hirwaun

19/0474/19 Decision Date: 25/06/2019
Proposal: Epicormic removal to aid inspection. Removing branches growing through fence. Pollarding. Stripping of ivy. Species Horse chestnut
Location: 25 BRYNCYNON, HIRWAUN, ABERDARE, CF44 9PZ

19/0523/10 Decision Date: 26/06/2019
Proposal: Conservatory and porch to front of the house.
Location: GREENORE, TOWER ROAD, HIRWAUN, ABERDARE, CF44 9PY

Aberdare East

19/0426/09 Decision Date: 27/06/2019
Proposal: Certificate of lawful development for a proposed garage extension
Location: 50 GREENWAYS, ABER-NANT, ABERDARE, CF44 0GW

Cwmbach

19/0476/10 Decision Date: 27/06/2019
Proposal: Proposed footpath crossover and off street car parking space.
Location: 38 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DN

19/0517/10 Decision Date: 26/06/2019
Proposal: Proposed single storey garage extension
Location: 30 GOWER ROAD, CWMBACH, ABERDARE, CF44 0LE

Mountain Ash East

19/0472/10 Decision Date: 26/06/2019
Proposal: Widening of the current two storey extension.
Location: 28 ALLEN STREET, MOUNTAIN ASH, CF45 4BD

19/0495/10 Decision Date: 03/07/2019
Proposal: Proposed two storey rear extension.
Location: 34 ALLEN STREET, MOUNTAIN ASH, CF45 4BD

Mountain Ash West

19/0401/10 Decision Date: 03/07/2019
Proposal: Proposed first floor side extension.
Location: PRIMROSE HILL, 13 DARRAN ROAD, MOUNTAIN ASH, CF45 3HT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

24/06/2019 and 03/07/2019

Report for Development Control Planning Committee

Penrhiwceiber

19/0479/10 Decision Date: 27/06/2019

Proposal: Erection of outbuilding in rear garden.

Location: 12 DILLINGTON TERRACE, PERTHCELYN, MOUNTAIN ASH, CF45 3NX

Abercynon

19/0436/10 Decision Date: 24/06/2019

Proposal: Detached residential dwelling and associated steel framed garage outbuilding.

Location: FORMER YNYSBOETH INFANTS SCHOOL, WALSH STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YT

Aberaman South

19/0299/10 Decision Date: 25/06/2019

Proposal: Rear conservatory.

Location: 13 GLYNHAFOD STREET, CWMAMAN, ABERDARE, CF44 6LD

Treorchy

19/0346/10 Decision Date: 26/06/2019

Proposal: Replace existing single storey extension and construction of dormer to rear.

Location: 46 BRYNHYFRYD STREET, YNYSWEN, TREORCHY, CF42 6DT

Pentre

19/0450/10 Decision Date: 25/06/2019

Proposal: Change of use from betting office to a small personal training studio/gym

Location: FORMER LADBROKES PLC, GELLI ROAD, GELLI, PENTRE, CF41 7LY

Cwm Clydach

19/0499/10 Decision Date: 27/06/2019

Proposal: Modifications to the design and layout of the log cabin and provision of path along side of building (previous planning permission 17/0191/10).

Location: LAKESIDE BUILDINGS, CLYDACH VALE COUNTRY PARK, CLYDACH, TONYPANDY, CF40 2XX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

24/06/2019 and 03/07/2019

Report for Development Control Planning Committee

Tonypandy

19/0417/10 Decision Date: 26/06/2019
Proposal: Three storey rear extension & raised patio area

Location: 30 PRIMROSE STREET, TONYPANDY, CF40 1BW

19/0496/10 Decision Date: 27/06/2019
Proposal: Conversion of part office to residential (2No. Flats), retention of remaining office space.

Location: 1A DUNRAVEN STREET, TONYPANDY, CF40 1QE

Cymmer

19/0404/15 Decision Date: 28/06/2019
Proposal: Variation of Condition 8 of planning consent 17/0962/10, to extend daily opening hours - 6am to 11pm.

Location: RHONDDA APOSTOLIC MISSION, CATHERINE CRESCENT, CYMMER, PORTH, CF39 9AW

19/0451/10 Decision Date: 25/06/2019
Proposal: Kitchen and bedroom/bathroom extension.

Location: HILLSIDE, TREBANOG ROAD, TREBANOG, PORTH, CF39 9AZ

Trallwn

19/0525/10 Decision Date: 28/06/2019
Proposal: Single storey extension to front & side.

Location: HIGHLANDS, 12 HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL

Hawthorn

19/5075/41 Decision Date: 25/06/2019
Proposal: Single storey extension to rear.

Location: 90 HAWTHORN CRESCENT, HAWTHORN, PONTYPRIDD, CF37 5BA

Ffynon Taf

19/0448/10 Decision Date: 26/06/2019
Proposal: Change of use from B8 builder's lock up to A1 for use as a trade counter/ click and collect facility for online orders.

Location: THE WELSH CHEESE COMPANY, UNIT 13 ROMBOURNE BUSINESS CENTRE, TAFFS WELL, CF15 7AR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

24/06/2019 and 03/07/2019

Report for Development Control Planning Committee

Llantwit Fardre

19/0468/19 Decision Date: 24/06/2019
Proposal: Felling/tree surgery to Ash, Oak, Goat Willow trees. TPO (No. 18).
Location: CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

19/0510/09 Decision Date: 02/07/2019
Proposal: Proposed single storey side extension.
Location: 12 BEECHWOOD DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PJ

Tonteg

19/0528/10 Decision Date: 27/06/2019
Proposal: Rear balcony & garage conversion
Location: 28 CHERITON GROVE, TONTEG, PONTYPRIDD, CF38 1PF

Gilfach Goch

19/0428/10 Decision Date: 24/06/2019
Proposal: First floor rear extension.
Location: 51 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SR

Tonyrefail East

19/0532/01 Decision Date: 28/06/2019
Proposal: Replacement fascia.
Location: 5 WAUNRHYDD ROAD, TONYREFAIL, PORTH, CF39 8EN

Town (Llantrisant)

19/0452/10 Decision Date: 25/06/2019
Proposal: Ground / first floor side extension and ground floor rear extension
Location: 7 PYTCHLEY CLOSE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8HG

Talbot Green

19/0355/10 Decision Date: 27/06/2019
Proposal: Construction of 10 space car park.
Location: CENTRE FOR REPRODUCTION AND GYNAECOLOGY WALES, RHODFA MARICS, LLANTRISANT, PONTYCLUN, CF72 8XL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

Report for Development Control Planning Committee

24/06/2019 and 03/07/2019

Llanharan

19/0442/10 Decision Date: 24/06/2019

Proposal: Rear balcony.

Location: 21 FFORDD HANN, TALBOT GREEN, PONTYCLUN, CF72 9WX

Total Number of Delegated decisions is 29

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 24/06/2019 and 03/07/2019

Report for Development Control Planning Committee

Town (Pontypridd)

18/1379/10

Decision Date: 03/07/2019

Proposal: Proposed detached dwelling (Resubmission) (Amended Plans Received 23/05/19)

Location: LAND ADJ TO 20 VALE GARDENS, PONTYPRIDD, CF37 2HG

Reason: 1 As a result of its position and relationship with neighbouring properties to the south, the proposed development would be considered to have a significant detrimental impact on the privacy and outlook of neighbouring residents. In addition given its design, the proposed development would form an incongruous and dominant addition to the area. Consequently the development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 1