



PLANNING & DEVELOPMENT COMMITTEE

6 FEBRUARY 2020

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 18/01/2020 and 24/01/2020.

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

6 FEBRUARY 2020

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

Report for Development Control Planning Committee

Penrhiwceiber

19/1233/15 Decision Date: 21/01/2020
Proposal: Variation of condition 2 of planning permission 19/1008/15 to amend roof design of cafe building.
Location: LEE GARDENS POOL, CROSS STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TD

Abercynon

19/1199/09 Decision Date: 23/01/2020
Proposal: Certificate of lawful development for a proposed rear single storey extension.
Location: 21 FIFE STREET, ABERCYNON, MOUNTAIN ASH, CF45 4TU

Ynysybwl

19/1229/10 Decision Date: 21/01/2020
Proposal: Demolition of existing stables and outbuilding arrangement and construction of new stable block, haybarns and menage.
Location: GLYNDERWEN, WINDSOR PLACE, YNYSYBWL, PONTYPRIDD, CF37 3LY

Ystrad

19/1170/10 Decision Date: 21/01/2020
Proposal: Erection of two new dwellings and associated works, demolition of existing garage and outbuilding, provision of new separate access for the new dwellings and erection of replacement garage and access alterations for
Location: BODRINGALLT VILLA, SANDY BANK ROAD, YSTRAD, PENTRE, CF41 7QF

Cymmer

19/0674/10 Decision Date: 22/01/2020
Proposal: Commercial development, external works, demolition and part replacement of unit A (amended plans received 30/10/2019).
Location: CHAFF HOUSE, BROOK STREET, PORTH

Report for Development Control Planning Committee

Ynyshir

19/1159/10 Decision Date: 20/01/2020
Proposal: Replacement of existing bin storage area with an improved metrostore bin storage at Springfield.
Location: FOOTPATH 39 TO 10 SPRINGFIELD, YNYSHIR, PORTH, CF39 OLA

19/1244/10 Decision Date: 21/01/2020
Proposal: Construction of three single domestic garages. (Amended Plans received 16/12/19)
Location: REAR OF 41 - 43 SOUTH STREET, YNYSHIR, PORTH

19/1249/10 Decision Date: 22/01/2020
Proposal: Remove lockup and replace with a larger lockup.
Location: LAND REAR OF 53 SOUTH STREET, YNYSHIR, PORTH, CF39 0EF

Ferndale

19/1242/10 Decision Date: 21/01/2020
Proposal: Replacement of two-storey side extension, balcony to front elevation of extension, removal of hip to existing building and construction of gable.
Location: 20 BAPTIST SQUARE, BLAENLLECHAU, FERNDAL, CF43 4NT

19/1248/10 Decision Date: 23/01/2020
Proposal: Single storey ground floor half width extension to rear.
Location: 69 TAFF STREET, FERNDAL, CF43 4NG

Treforest

19/1056/10 Decision Date: 24/01/2020
Proposal: Ground floor rear extension (retrospective)
Location: 76 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN

Hawthorn

19/1284/10 Decision Date: 23/01/2020
Proposal: Ground and first floor extension.
Location: 13 HAWTHORN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AT

Ffynon Taf

19/1113/10 Decision Date: 20/01/2020
Proposal: Single storey rear extension and dormer roof extension (amended plans and description received 28/11/2019).
Location: 47 RHIW'R DDAR, TAFFS WELL, CF15 7PA

Report for Development Control Planning Committee

Llantwit Fardre

19/1253/10 Decision Date: 20/01/2020

Proposal: Proposed garage conversion.

Location: THE HEATHLANDS, 42 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

Gilfach Goch

19/1051/10 Decision Date: 23/01/2020

Proposal: Construction of 3 dwellings and access road (affecting Public Right of Way ANT 22/1 and 23/1).

Location: LAND ADJACENT TO BAKERSVILLE, FAIR VIEW, GILFACH GOCH, PORTH, CF39 8SG

Town (Llantrisant)

19/1238/10 Decision Date: 20/01/2020

Proposal: Demolition of part single/part two storey rear extension and construction of a two storey extension.

Location: 81 NEWBRIDGE ROAD, LLANTRISANT, PONTYCLUN, CF72 8EY

Pontyclun

19/1252/10 Decision Date: 23/01/2020

Proposal: Part two-storey, part first floor side extension & ground floor rear 'wraparound' extension.

Location: 210 YNYSDDU, PONTYCLUN, CF72 9UE

Llanharan

18/1415/08 Decision Date: 20/01/2020

Proposal: Single storey extension to rear of school to provide 2 new classrooms. New hammerhead turning area and provision of parking bays. Change the existing hammerhead to a fenced play area. Provision of a new

Location: LLANHARAN PRIMARY SCHOOL, LLWYNBRAIN TERRACE, LLANHARAN, PONTYCLUN, CF72 9PW

Brynna

19/0416/10 Decision Date: 20/01/2020

Proposal: Retention of extraction system for existing commercial kitchen, with additional sales/cafe area use for the consumption of food on and off the premises.

Location: UNIT 2, OLD BRYNCAE SERVICE STREET, BRIDGEND ROAD, LLANHARAN, CF72 9RP

Aberdare West/Llwydcoed

19/0739/10

Decision Date: 23/01/2020

Proposal: Proposed new detached rural enterprise dwelling.

Location: TIR MAWR FARM, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX

Reason: 1 The proposal would represent unjustified development outside the settlement boundary in an unsustainable location, effectively representing a proposal to erect a second agricultural workers dwelling at the site where such a need has not been sufficiently proven. The proposed development is therefore contrary to policies AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan and guidance contained in Planning Policy Wales: Technical Advice Note 6 - Planning for Sustainable Rural Communities.

Additionally, whilst it is considered that the site is physically large enough to accommodate a dwelling of the scale proposed, along with associated access, parking and amenity space, it is considered that any development at the application site would be insensitive and harmful to the rural character of the site and surrounding Special Landscape Area and the proposal would therefore be contrary to Policies AW5, AW6 and NSA25 in respect of its potential visual impact.

Tylorstown

19/1269/15

Decision Date: 24/01/2020

Proposal: Variation of conditions 3 and 4 of application 54/82/0776 to allow the sale of hot food for takeaway purposes and to extend the hours of operation from 09.00am to 10.30pm daily.

Location: 17 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3HF

Reason: 1 The use of the premises as a hot food takeaway would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason:

The proposed hot food takeaway at this location would give rise to a greater intensity of short-term on-street parking along East Road (A4233) in close proximity to the signalised crossing point and affect the safety and free flow of traffic to the detriment of highway and pedestrian safety.



RHONDDA CYNON TAF

APPEALS RECEIVED

APPLICATION NO: 19/0995
APPEAL REF: D/19/3242674
APPLICANT: Mr L Perry
DEVELOPMENT: Two storey rear extension.
LOCATION: 22 TUDOR STREET, RHYDYFELIN, PONTYPRIDD, CF37 5LB
APPEAL RECEIVED: 06/12/2019
APPEAL START DATE: 17/12/2019

APPLICATION NO: 19/1061
APPEAL REF: D/19/3243325
APPLICANT: Ms Judith Hawkins
DEVELOPMENT: Two storey side and single storey rear extension.
LOCATION: 20 CROWN HILL DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NE
APPEAL RECEIVED: 16/12/2019
APPEAL START DATE: 02/01/2020

APPLICATION NO: 19/0659
APPEAL REF: D/19/3243141
APPLICANT: Mr A Hiatt
DEVELOPMENT: Partial retrospective application for the retention of decking and steps to rear garden
LOCATION: 17 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA
APPEAL RECEIVED: 07/01/2020
APPEAL START DATE: 07/01/2020

APPLICATION NO: 19/0952
APPEAL REF: D/20/3244485
APPLICANT: Mr J Hibbert
DEVELOPMENT: Second floor rear extension over existing roof profile and rear extension.
LOCATION: 32 THE AVENUE, PONTYPRIDD, CF37 4DF
APPEAL RECEIVED: 08/01/2020

APPEAL START DATE: 21/01/2020

APPLICATION NO: 19/0750
APPEAL REF: A/20/3244788
APPLICANT: Mr D Richards
DEVELOPMENT:

Change of use from former chapel workshop to 2 x No. self contained flats with extension to rear, internal alterations and a storage area to lower ground floor (Amended Plans received 30/09/2019).

LOCATION: **FORMER CHAPEL WORKSHOP ADJACENT TO 23 NAPIER STREET, MOUNTAIN ASH, ABERDARE, CF45 3HW**

APPEAL RECEIVED: 23/01/2020
APPEAL START DATE: 23/01/2020

APPEAL DECISIONS RECEIVED

APPLICATION NO: 18/1346
APPEAL REF: A/19/3237483
APPLICANT: Davies Homes Ltd
DEVELOPMENT: Proposed 120 unit residential development, with associated landscaping and engineering works.
LOCATION: **FORMER BLAENGWAWR COMPREHENSIVE SCHOOL, CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN**
DECIDED: 24/07/2019
DECISION: Refused
APPEAL RECEIVED: 19/09/2019
APPEAL DECIDED: 08/01/2020
APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 19/0718
APPEAL REF: D/19/3237958
APPLICANT: Mr R White
DEVELOPMENT: Two storey extension
LOCATION: **33 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZG**
DECIDED: 12/08/2019
DECISION: Refused
APPEAL RECEIVED: 26/09/2019
APPEAL DECIDED: 09/12/2019

APPEAL DECISION: Dismissed

APPLICATION NO: 18/1333

APPEAL REF: A/19/3239634

APPLICANT: Mr Edwards

DEVELOPMENT: Retrospective permission for a detached pigeon loft.
(Amended Address received 23/04/19)

LOCATION: REAR OF 14 ARFRYN TERRACE, TYLORSTOWN,
FERNDALE, CF43 3DR

DECIDED: 29/08/2019

DECISION: Refused

APPEAL RECEIVED: 21/10/2019

APPEAL DECIDED: 28/01/2020

APPEAL DECISION: Dismissed

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – December 2019

Cases

Received	18
Cases resolved	6 (50%)
Complainant acknowledged	75%
Site visit	100%
Case priority	0 (Priority 1) 9 (Priority 2) 9 (Priority 3)

Source

Anonymous	3
Councillor	0
Internal/pro-active	3
Public	12
AM/MP	0

Type

Advert	1	Breach of condition	0
Engineering operations	1	Listed Building	0
Change of use	7	Not in accordance	1
Householder	8	Operational development	0
TPO	0	Untidy land	0

Resolution

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



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

None.