

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017:**

**DEVELOPMENT CONTROL  
COMMITTEE  
20 OCTOBER 2016**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 6</b>
<b>INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b>	

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 26/09/2016 and 07/10/2016.

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.

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**APPEALS RECEIVED**

**APPLICATION NO:** 15/0112/13 (JW)  
**APPEAL REF:** A/16/3159480  
**APPLICANT:** Genesis DCL LTD  
**DEVELOPMENT:** Outline consent for the demolition of two storey building known as Rhondda Bowl and the re-development of the site for residential development (Amended plans and additional details received 30th September and 7th October 2015)

**LOCATION:** RHONDDA BOWL SKITTLE ALLEY, WAUNRHYDD ROAD, TONYREFAIL, PORTH, CF39 8EW

**APPEAL RECEIVED:** 26/09/2016  
**APPEAL START DATE:** 10/10/2016

**DECISIONS RECEIVED**

None

# **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

## **Development Control : Delegated Decisions (Permissions) between: 26/09/2016 and 07/10/2016**

### **Report for Development Control Planning Committee**

#### **Hirwaun**

**16/0787/10** Decision Date: 03/10/2016  
**Proposal:** Proposed first floor extension, porch, side store and rear balcony.  
**Location:** 19A BRECON ROAD, HIRWAUN, ABERDARE, CF44 9ND

#### **Aberdare West/Llwydcoed**

**16/0547/10** Decision Date: 27/09/2016  
**Proposal:** Rear first floor extension.  
**Location:** 6 THOMAS STREET, ROBERTSTOWN, ABERDARE, CF44 8EY

**16/0777/10** Decision Date: 03/10/2016  
**Proposal:** Proposed new vehicle access and on-site parking and extension to front boundary wall.  
**Location:** BRYN RHOS, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0UT

#### **Aberdare East**

**16/0867/12** Decision Date: 26/09/2016  
**Proposal:** Removal of existing ATM and restoration of the original stonework to the ATM area.  
**Location:** HSBC, 55 CARDIFF STREET, ABERDARE, CF44 7DL

**16/0875/10** Decision Date: 30/09/2016  
**Proposal:** Change of Use from A1 Hairdressers to A2 Office  
**Location:** 27 HIGH STREET, ABERDARE, CF44 7AA

#### **Cwmbach**

**16/0899/10** Decision Date: 05/10/2016  
**Proposal:** To erect PVCU conservatory to the rear of the property.  
**Location:** 8 PANT Y CADNO, CWMBACH, ABERDARE, CF44 0BY

#### **Mountain Ash East**

**16/0920/10** Decision Date: 03/10/2016  
**Proposal:** Detached garage to side of property.  
**Location:** IVY COTTAGE, HIGH ROW, CWMPENNAR, MOUNTAIN ASH, CF45 4DB

# **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

## **Development Control : Delegated Decisions (Permissions) between: 26/09/2016 and 07/10/2016**

### **Report for Development Control Planning Committee**

#### **Penrhiwceiber**

**16/0941/10** Decision Date: 03/10/2016  
**Proposal:** Two storey extension for kitchen, bedroom and bathroom.  
**Location:** 30 ARTHUR STREET, MOUNTAIN ASH, CF45 3BL

**16/0984/10** Decision Date: 03/10/2016  
**Proposal:** Retrospective planning consent for engineering activity in connection with new garden shed.  
**Location:** 29 CHURCH STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3YD

#### **Aberaman North**

**16/0893/10** Decision Date: 04/10/2016  
**Proposal:** Retaining wall, raise garage roof and replace existing window with door.  
**Location:** 5 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ

#### **Aberaman South**

**16/0594/10** Decision Date: 05/10/2016  
**Proposal:** Proposed side extension to existing shop premises.  
**Location:** 174 FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NS

#### **Treorchy**

**16/0780/10** Decision Date: 03/10/2016  
**Proposal:** 2 storey extension to replace single storey bathroom, loft conversion to include Juliet balcony and replacement of garden shed.  
**Location:** 47 BRYNHYFRYD STREET, YNYSWEN, TREORCHY, CF42 6DT

#### **Llwynypia**

**16/0866/01** Decision Date: 03/10/2016  
**Proposal:** Proposed illuminated and non-illuminated external signage.  
**Location:** ASDA SUPERSTORE, LLWYNYPPIA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2JQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 26/09/2016 and 07/10/2016****Report for Development Control Planning Committee****Cwm Clydach**

**16/0605/10** Decision Date: 05/10/2016  
**Proposal:** Change of use of land to garden curtilage and the construction of a domestic garage. (Amended Red Line Boundary Received 10/08/16)  
**Location:** 4 TAFF TERRACE, CLYDACH, TONYPANDY, CF40 2BE

**16/0884/10** Decision Date: 03/10/2016  
**Proposal:** Proposed two storey full width extension to form a kitchen and bedroom.  
**Location:** 11 SUNNY BANK, CLYDACH, TONYPANDY, CF40 2RT

**Trealaw**

**16/0908/01** Decision Date: 05/10/2016  
**Proposal:** 1 no. internally illuminated nameboard, 2 no. non-illuminated areas of signwriting, 1 no. externally illuminated set of letters, 1 no. lantern, 1 no. Internally illuminated post sign and 2 no. non-illuminated post signs.  
**Location:** THE LORD TONYPANDY, MR SPEAKERS WAY, TREALAW, TONYPANDY, CF40 2PS

**Ferndale**

**16/0841/10** Decision Date: 29/09/2016  
**Proposal:** Proposed rear extension  
**Location:** 85 LAKE STREET, FERNDAL, CF43 4HE

**16/0861/10** Decision Date: 29/09/2016  
**Proposal:** Proposed rear extension  
**Location:** 86 LAKE STREET, FERNDAL, CF43 4HE

**Glyncoch**

**16/0977/10** Decision Date: 04/10/2016  
**Proposal:** Decking and fence to rear garden.  
**Location:** 58 CEFN CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3PS

**Town (Pontypridd)**

**16/0830/10** Decision Date: 26/09/2016  
**Proposal:** Change of use from A1 retail store to A3 cafe with hot food takeaway element. New shop front and internal alterations.  
**Location:** 75A TAFF STREET, PONTYPRIDD, CF37 4UG

**16/0890/01** Decision Date: 03/10/2016  
**Proposal:** Replacement signage scheme  
**Location:** PURE IMAGE, 56-57 TAFF STREET, PONTYPRIDD, CF37 4TD

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 26/09/2016 and 07/10/2016****Report for Development Control Planning Committee****Trallwn**

- 16/0845/10** Decision Date: 30/09/2016  
**Proposal:** Conversion of a single storey detached bungalow to a two storey dormer bungalow, with dormers on the front elevation and windows built into raised cavity wall on the rear and side elevations.  
**Location:** 12 MOORLAND HEIGHTS, PONTYPRIDD, CF37 4AQ

- 16/0982/10** Decision Date: 30/09/2016  
**Proposal:** 2 storey rear extension with room in roof space.  
**Location:** 48 MERTHYR ROAD, PONTYPRIDD, CF37 4DD

**Hawthorn**

- 16/0945/10** Decision Date: 03/10/2016  
**Proposal:** Ground floor rear extension.  
**Location:** HIGH TREES, ILAN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PN
- 16/0972/10** Decision Date: 03/10/2016  
**Proposal:** New porch to front of house.  
**Location:** 43 YNYSCORRWG ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AP

**Ffynon Taf**

- 16/0820/10** Decision Date: 03/10/2016  
**Proposal:** Retention of garden fence.  
**Location:** 4 YR HENDRE, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TG
- 16/0891/01** Decision Date: 04/10/2016  
**Proposal:** 1 x illuminated fascia logo sign, 2 x internally illuminated projecting signs, and 9 x non-illuminated wall mounted aluminium panels.  
**Location:** THE CO OPERATIVE FOOD, 30 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 26/09/2016 and 07/10/2016****Report for Development Control Planning Committee****Llantwit Fardre**

**16/0887/10** Decision Date: 05/10/2016  
**Proposal:** Remove existing conservatory and replace with single storey kitchen extension.  
**Location:** 39 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NG

**16/0900/10** Decision Date: 03/10/2016  
**Proposal:** Double and single rear extensions and decking.  
**Location:** 18 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU

**16/0958/10** Decision Date: 03/10/2016  
**Proposal:** Proposed single storey side and rear extension, demolish existing garage and rebuild.  
**Location:** 53 QUEEN'S DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NT

**16/0986/10** Decision Date: 03/10/2016  
**Proposal:** Single storey side extension with first floor balcony and chimney. Re-submission.  
**Location:** 6 BEECHWOOD DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PJ

**Church Village**

**16/0810/15** Decision Date: 30/09/2016  
**Proposal:** Variation of Condition 2 of planning permission 14/0753/10 to change window and door opening in the south west and south east elevation together with retaining matching render to gable in preference to metal cladding  
**Location:** NEWTOWN ACCIDENT REPAIR SERVICES, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PY

**Gilfach Goch**

**16/0551/10** Decision Date: 26/09/2016  
**Proposal:** Proposed rebuilding of demolished house (Amended plans received 01/08/16) (Amended Block Plan and Amended Site Section received 16/08/16)  
**Location:** 163 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SN

**Tonyrefail East**

**16/0872/15** Decision Date: 03/10/2016  
**Proposal:** Vary Conditions 1 (time limits) & 2 (materials).  
**Location:** ELY VALLEY MINERS WELFARE CLUB, MILL STREET, TONYREFAIL, PORTH, CF39 8AE



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 26/09/2016 and 07/10/2016****Report for Development Control Planning Committee****Ty'n y Nant****16/0628/10** Decision Date: 03/10/2016**Proposal:** Two-storey side extension.**Location:** 44 MILDRED STREET, BEDDAU, PONTYPRIDD, CF38 2AW**16/0856/10** Decision Date: 06/10/2016**Proposal:** Proposed one and half storey side extension and entrance porch.**Location:** 51 PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF38 2AE**16/1046/09** Decision Date: 03/10/2016**Proposal:** Proposed single storey rear house extension.**Location:** 10 FAIRVIEW, BEDDAU, PONTYPRIDD, CF38 2DE**Pontyclun****16/0849/10** Decision Date: 27/09/2016**Proposal:** First floor extension to bedroom, en-suites, dressing room and external timber decked terrace.**Location:** GLAN RHOSYN, PENDOYLAN ROAD, GROESFAEN, PONTYCLUN, CF72 8NF**Llanharan****16/0758/10** Decision Date: 05/10/2016**Proposal:** New double detached garage and quad bike store/workshop.**Location:** SWN Y BUARTH, ARGOED EDWIN, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9NG**Brynna****16/0870/01** Decision Date: 03/10/2016**Proposal:** Two new fascia signs on rear and side elevations.**Location:** UNIT 3 NEW DISTRICT CENTRE, FORMER BRYNCAE IND. EST. BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP**16/0906/10** Decision Date: 05/10/2016**Proposal:** Construction of external plant area and installation of 2 No. Satellite dishes**Location:** BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

Total Number of Delegated decisions is 41

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 26/09/2016 and 07/10/2016****Report for Development Control Planning Committee****Aberaman North****16/0788/13** Decision Date: 03/10/2016**Proposal:** Outline application (with some matters reserved) for residential development of 3 no. dwellings with primary access off Bedford Street, Aberaman.**Location:** 20 COMMERCE PLACE AND ADJACENT LAND, ABERAMAN, ABERDARE, CF44 6TB**Reason: 1** The proposed development by reason of the siting of the proposed semi-detached dwellings and proximity to the neighbouring property to the south east (No. 18 Commerce Place), would result in an overbearing form of development and loss of privacy to the significant detriment of the level of residential amenity currently enjoyed by those occupants. As such the proposal is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.**Reason: 2** The proposed development is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The proposed development will generate on-street parking in close proximity to the nearby road junctions thus creating hazards to the detriment of highway and pedestrian safety and free flow of traffic. In the absence of adequate off-street parking facilities, the development would generate additional on-street parking in an area where there is already considerable demand leading to unacceptable highway and pedestrian safety of all highway users and free flow of traffic. The proposed lay-by parking on Bedford Street would result in reversing to and from the highway along the pedestrian footway to the detriment of pedestrian safety.

**Penygraig****15/0797/10** Decision Date: 30/09/2016**Proposal:** Construction of detached dwelling with off street parking and detached garage (Amended site location description 20/07/15) (Revised garage siting 28/07/2015)(Amended Site Location plan received 05/08/16)**Location:** LAND OFF VICARAGE ROAD (ADJACENT NO. 11/12 BROADFIELD CLOSE), PENYGRAIG, TONYPANDY**Reason: 1** The proposed dwelling, by virtue of its scale, height and design would have an overbearing impact on properties to the rear in Broadfield Close that would be detrimental to their visual amenity contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed dwelling would have a detrimental impact on the use of the existing pedestrian path between Vicarage Road and Broadfield Close. The bulk and height of the eastern elevation would create a darker, more isolated area, lacking in passive surveillance that would make this well-used community route less attractive to use and create potential for the further encouragement of antisocial behaviour detrimental to the residential amenity of the area contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between: 26/09/2016 and 07/10/2016**

**Report for Development Control Planning Committee**

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**Town (Pontypridd)**

**16/0728/10**

Decision Date: 05/10/2016

**Proposal:** First floor extension/loft conversion plus raised roof line.

**Location:** 1 CROSSBROOK STREET, PONTYPRIDD, CF37 4TT

**Reason: 1** By virtue of its design, form, position and relationship with the existing built environment; the proposed development is considered to be detrimental to the character and appearance of the Conservation Area and the setting of three listed buildings. Consequently, the application is considered not to comply with Policies AW5, AW6 and AW7 of the Local Development Plan and the Council's Supplementary Planning Guidance for The Historic Built Environment and Development of Flats.

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Total Number of Delegated decisions is 3

## Rhondda Cynon Taf County Borough Council Development Control Enforcement –September 2016

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### Cases

Received	45
Cases investigated	36 (98%)
Cases resolved	9 (89%)
Complainant acknowledged	90%
Site visit	88%
Case priority	0 (Priority 1) 24 (Priority 2) 21 (Priority 3)

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### Source

Anonymous	5
Councillor	5
Internal/pro-active	3
Public	31
AM/MP	1

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### Type

Advert	2	Breach of condition	2
Engineering operations	6	TPO	0
Change of use	8	Not in accordance	1
Householder	14	Operational development	7
Listed Building	0	Untidy land	5

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### Resolution

Remedied	9
No breach	17
Not expedient	1
Planning application	1
Notice served	0

Rhondda Cynon Taf County Borough Council  
Development Control Enforcement – Delegated decisions  
(September 2016)

**EN/16/00211**

Location: 21Uplands, Ystrad

Breach: Raised decking

Decision: Not expedient to take any further action

Reason: The decking is elevated above a modest sized garden by 1.1m and does not extend beyond the existing boundary walls. As such the visual impact is minor. The small garden size and elevated floor level of the houses leads to a lot of mutual overlooking and an increase in the garden level has had little impact on the level of privacy.

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**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**DEVELOPMENT CONTROL COMMITTEE**

**20 OCTOBER 2016**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**INFORMATION FOR MEMBERS,  
PERTAINING TO ACTION TAKEN  
UNDER DELEGATED POWERS**

**OFFICER TO CONTACT**

**Mr. J. Bailey  
(Tel. 01443 425004)**

**See Relevant Application File**