

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT CONTROL
COMMITTEE
19 DECEMBER 2013**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 10
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 25/11/2013 and 06/12/2013.

No Planning and Enforcement Appeals Decisions Received for this committee.

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 : Delegated Decisions (Permissions) between: 25/11/2013 and 06/12/2013

Report for Development Control Planning Committee

Treherbert

13/1058/10 Decision Date: 29/11/2013

Proposal: New shop front (re-submission).

Location: 171 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE

Treorchy

13/0751/10 Decision Date: 28/11/2013

Proposal: Renewal and upgrade of shop front and installation of air conditioning condensers to rear of property (amended details and plans received 19/09/2013 and 16/10/2013)

Location: 110 BUTE STREET, TREORCHY, CF42 6AU

13/1035/10 Decision Date: 27/11/2013

Proposal: Change of use from shop to residential and alter front elevation.

Location: 151 BUTE STREET, TREORCHY, CF42 6BN

Pentre

13/1049/10 Decision Date: 29/11/2013

Proposal: Single storey conservatory with glass roof and toilet area with a tiled roof.

Location: TON PENTRE INFANTS SCHOOL, SCHOOL STREET, GELLI, TON PENTRE, CF41 7LS

Town (Pontypridd)

13/1115/10 Decision Date: 29/11/2013

Proposal: Front porch extension and garage conversion.

Location: 40 LANWOOD ROAD, GRAIGWEN, PONTYPRIDD, CF37 2EP

Graig

13/1081/10 Decision Date: 29/11/2013

Proposal: Extension to rear ground floor, new pitched roof to existing ground floor bathroom and porch to front

Location: 29 DAN-Y-COEDCAE ROAD, GRAIG, PONTYPRIDD, CF37 1LS

Ffynon Taf

13/1042/01 Decision Date: 29/11/2013

Proposal: Flag pole mounted.

Location: TAFFS WELL PARK, CARDIFF ROAD, TAFFS WELL

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Development Control : Delegated Decisions (Permissions) between: 25/11/2013 and 06/12/2013

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

13/0976/10 Decision Date: 29/11/2013

Proposal: Garage conversion to utility room and shower room.

Location: 20 POTTERS FIELD, TRECYNON, ABERDARE, CF44 8HX

Cwmbach

13/1080/10 Decision Date: 04/12/2013

Proposal: Single storey side extension

Location: 54 BRODEG, CWMBACH, ABERDARE, CF44 0HB

Mountain Ash East

13/1021/10 Decision Date: 25/11/2013

Proposal: Two storey extension.

Location: 7 SEYMOUR STREET, MOUNTAIN ASH, CF45 4BL

Abercynon

13/1061/10 Decision Date: 04/12/2013

Proposal: Rear conservatory and side fence.

Location: 5 GROVERS FIELD, ABERCYNON, MOUNTAIN ASH, CF45 4PP

Aberaman North

13/0893/15 Decision Date: 04/12/2013

Proposal: Renewal of outline residential planning permission (Variation of condition 1 - time limit of 10/0791)

Location: LAND ADJACENT TO 'BRIARDENE', HILLCREST AVENUE, ABERAMAN, ABERDARE, CF44 6YH.

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Development Control : Delegated Decisions (Permissions) between: 25/11/2013 and 06/12/2013

Report for Development Control Planning Committee

Llantwit Fardre

13/1007/10 Decision Date: 29/11/2013

Proposal: Refurbishment and extension to existing dwelling (Re-submission)

Location: TYNCOED HOUSE, CREIGIAU, CARDIFF, CF15 9NN

13/1030/10 Decision Date: 29/11/2013

Proposal: Single storey extension to rear and juliette balcony to front elevation.

Location: 5 GWAELOD Y FOEL, CHURCH VILLAGE, PONTYPRIDD, CF38 2JG

Church Village

13/0982/10 Decision Date: 29/11/2013

Proposal: Convert garage into bedroom with en-suite wc.

Location: 22 MAES Y GRUG, CHURCH VILLAGE, PONTYPRIDD, CF38 1UN

Tonyrefail East

13/1016/10 Decision Date: 05/12/2013

Proposal: Single storey rear extension.

Location: 27 HEOL ANEURIN, TONYREFAIL, PORTH, CF39 8LN

Town (Llantrisant)

13/1014/10 Decision Date: 29/11/2013

Proposal: Two storey side extension and single storey rear extension.

Location: 37 HIGHDALE CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QE

Talbot Green

13/1044/23 Decision Date: 28/11/2013

Proposal: Demolition of detached out building.

Location: ROYAL MAIL SORTING OFFICE, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8UU

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Development Control : Delegated Decisions (Permissions) between: 25/11/2013 and 06/12/2013

Report for Development Control Planning Committee

Pontyclun

13/1034/10 Decision Date: 04/12/2013

Proposal: Single storey extension to the rear and side of the property to create sun room and utility room.

Location: 13 TUDOR MEWS, MISKIN, PONTYCLUN, CF72 8SL

13/1074/18 Decision Date: 28/11/2013

Proposal: Tree works in conservation area (thinning of woodland and control of invasive species like laurel and thinning of native broadleaves and cherry laurel)

Location: WOODLANDS SURROUNDING TALYGARN LAKE, COED TALYGARN AND COT WOOD , PONTYCLUN.

Llanharan

13/0932/15 Decision Date: 28/11/2013

Proposal: Variation of condition 1 of approved planning application ref no:56/85/0496 to vary opening times of the premise - allowing the premise to open until 00:00 hours Monday to Saturday and 23:30 hours on a

Location: 10 CHAPEL ROAD, LLANHARAN, PONTYCLUN, CF72 9QA

13/1066/10 Decision Date: 04/12/2013

Proposal: Erection of single storey side extension

Location: 13 COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9HJ

Total Number of Delegated decisions is 22

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 25/11/2013 and 06/12/2013

Report for Development Control Planning Committee

Penrhiwceiber

13/1053/10 Decision Date: 28/11/2013

Proposal: Detached dwelling.

Location: LAND OPPOSITE NO 1, CYNON TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SU

Reason: 1 The proposed dwelling by reason of its height, size and siting; would be detrimental to the amenities of occupiers of adjoining residential properties, particularly by reason of loss of privacy and overbearing impact. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed dwelling, by reason of its siting in close proximity to the adjacent dwelling (known as Caeglas) and its design, would have an adverse impact on the character and appearance of the dwelling and the area as a whole. As such the development would be contrary to Policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Ynysybwl

13/0952/10 Decision Date: 26/11/2013

Proposal: Conversion of barn to residential dwelling and associated raising of ridge line.

Location: LAND OFF TYN-Y-WERN, YNYSYBWL, PONTYPRIDD CF37 3LY

Reason: 1 The proposed residential conversion is considered not to comply with the requirements of policy AW9, as the degree of alterations required to form an appropriately sized unit of residential accommodation is tantamount to the construction of a new dwelling; therefore, the proposal amounts to an unsustainable form of development. As such, the development would be contrary to policies AW2 and AW9 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 In the absence of an appropriate bat survey assessment, insufficient information has been submitted to consider the presence of bats, the potential impact and possible mitigation required, resulting from the proposed works. As such, the proposal conflicts with policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Total Number of Delegated decisions is 2

Planning Enforcement Activity : November 2013

Cases	Received		44		
	Resolved		34		
	Ongoing		273		
	12 week target (75%)		79%	Within 27	Outside 7
	Complaint acknowledgement target		88%	Within 29	Outside 4
	Site visit target		88%	Within 29	Outside 4
	Priority	1	-		
2		23			
3		21			
Source	AM/MP		-		
	Anonymous		5		
	Councillor		4		
	Internal/Pro-Active		11		
	Public		24		
Type	Advert		2	Listed building/Con Area Consent	-
	Engineering operations		3	Not in accordance with approved plans / pre-commence conditions	5
	Change of use		10	Operational development	4
	Householder		15	Unauthorised Tree Works	-
	Breach of Condition Notice		4	S215 Untidy land / buildings	1
Resolution	Remedied		7		
	No breach		11		
	Not expedient		2		
	Referred to Planning Officer		7		
	Planning application		7		
	Notice served	Enforcement		-	
		Breach of Condition		-	
S.215 (untidy land)		-			

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Enforcement Delegated decisions made between 01/11/2013 and 30/11/2013

EN/13/00412

Decision: Not expedient

Breach: Boundary wall constructed on highway
Location: 50 Court Street, Tonypany, CF40 2RH

EN/13/00474

Decision: Not expedient

Breach: Roof dormer
Location: 14 Aubery Road, Glynfach, Porth, CF39 9HY

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

19 DECEMBER 2013

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
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OFFICER TO CONTACT

**Mr. J. Bailey
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See Relevant Application File