

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
18 SEPTEMBER 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 7
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 22/08/2014 and 03/09/2014.

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.

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

18 SEPTEMBER 2014

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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/08/2014 and 03/09/2014****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

- 14/0503/10** Decision Date: 28/08/2014
Proposal: Single storey bedroom and shower room extension (Amended plan received 29/07/2014)
Location: 18A MARGARET STREET, TRECYNON, ABERDARE, CF44 8NB

- 14/0841/10** Decision Date: 28/08/2014
Proposal: Two storey side extension.
Location: 1 BRYNDERWEN, CWMDARE, ABERDARE, CF44 8SE

- 14/0894/10** Decision Date: 28/08/2014
Proposal: Two storey extension to side and single storey to rear.
Location: 5 THE WILLOWS, CWMDARE, ABERDARE, CF44 8BX

Aberdare East

- 14/0762/09** Decision Date: 29/08/2014
Proposal: Certificate of Lawful Development for external wall insulation.
Location: 17 HIGHLAND PLACE, ABERDARE, CF44 7RA

- 14/0764/09** Decision Date: 28/08/2014
Proposal: Certificate of Lawful Development for external wall insulation.
Location: 59 BUTE STREET, ABERDARE, CF44 7LD

Mountain Ash East

- 14/0374/10** Decision Date: 26/08/2014
Proposal: Garage
Location: LAND TO THE REAR OF 27 TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DY

- 14/0883/09** Decision Date: 02/09/2014
Proposal: Certificate of Lawful Development for single storey extension.
Location: 14 RICHMOND ROAD, MOUNTAIN ASH, CF45 4AN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/08/2014 and 03/09/2014

Report for Development Control Planning Committee

Penrhiwceiber

14/0864/10 Decision Date: 27/08/2014

Proposal: To install a Bank of Ireland ATM

Location: JAZ, 21-23 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

14/0865/01 Decision Date: 27/08/2014

Proposal: Installation of ATM signage.

Location: JAZ, 21-23 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

Aberaman North

14/0763/09 Decision Date: 29/08/2014

Proposal: Certificate of Lawful Development for external wall insulation.

Location: 12 LEWIS STREET, ABERAMAN, ABERDARE, CF44 6PY

14/0949/09 Decision Date: 27/08/2014

Proposal: Lawful Development Certificate to use existing bungalow as a Holiday Home.

Location: 18 MAESYFFYNON GROVE, ABERAMAN, ABERDARE, CF44 6PJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/08/2014 and 03/09/2014****Report for Development Control Planning Committee****Treherbert**

14/0862/10 Decision Date: 02/09/2014
Proposal: Single storey extension to front of property.

Location: 16 AEL-Y-BRYN, TREHERBERT, TREORCHY, CF42 5HD

14/0901/09 Decision Date: 02/09/2014
Proposal: Certificate of Lawful Development for External Wall Insulation

Location: 14 DUNRAVEN STREET, TREHERBERT, TREORCHY, CF42 5BG

14/0902/09 Decision Date: 02/09/2014
Proposal: Certificate of Lawful Development for External Wall Insulation

Location: 15 DUNRAVEN STREET, TREHERBERT, TREORCHY, CF42 5BG

14/0924/10 Decision Date: 26/08/2014
Proposal: Two storey rear extension (amended description)

Location: 78 BROOK STREET, BLAENRHONDDA, TREHERBERT, TREORCHY, CF42 5SA

Treorchy

14/0778/10 Decision Date: 28/08/2014
Proposal: Two storey rear extension (Amended plans received 6th August 2014)

Location: 84 PARK ROAD, CWMPARC, TREORCHY, CF42 6LB

Tonypandy

14/0804/10 Decision Date: 02/09/2014
Proposal: Double extension and rebuild garage. (Amended plans received 23/07/14)

Location: 44 GILMOUR STREET, TONYPANDY, CF40 2LB

14/0891/10 Decision Date: 27/08/2014
Proposal: Rear two storey extension.

Location: 211 COURT STREET, TONYPANDY, CF40 2RQ

Penygraig

14/0923/10 Decision Date: 28/08/2014
Proposal: Two storey rear extension to replace single storey.

Location: 13 HENDRE GWILYM, PENYGRAIG, TONYPANDY, CF40 1EZ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/08/2014 and 03/09/2014****Report for Development Control Planning Committee****Porth**

- 14/0823/09** Decision Date: 28/08/2014
Proposal: Application for a Lawful Development Certificate for an Existing shared use for a Public House (A4) and Carvery (A3 Use).
Location: XS BAR & CARVERY, 180 ABERRHONDDA ROAD, PORTH, CF39 0LF

Ynyshir

- 14/0903/09** Decision Date: 22/08/2014
Proposal: Lawful Development Certificate for existing storage shed. (Statutory Declaration received 07/08/14)
Location: 5 THOMAS PLACE, YNYSHIR, PORTH, CF39 0EP

Tylorstown

- 14/0929/10** Decision Date: 03/09/2014
Proposal: Two storey extension to rear and retrospective application for detached rear garage.
Location: 24 BRONDEG STREET, TYLORSTOWN, FERNDAL, CF43 3AS

Ferndale

- 14/0407/10** Decision Date: 29/08/2014
Proposal: Re-conversion of lower ground floor to self contained flat.
Location: 108 NORTH ROAD, FERNDAL, CF43 4RF

- 14/0921/10** Decision Date: 26/08/2014
Proposal: Erection of 10 single storey garages
Location: LAND ADJACENT TO ST DUNSTANS CHURCH, REGENTS STREET, FERNDAL, CF43 4HA.

Maerdy

- 13/0438/10** Decision Date: 02/09/2014
Proposal: Two storey side/rear extension with extended hallway to front, conservatory to rear and porch to front elevation, also erection of a detached garage to rear.
Location: 5 SPRINGFIELD ROAD, MAERDY, FERNDAL, CF43 4BW
- 14/0969/10** Decision Date: 03/09/2014
Proposal: Construction of domestic garage with balustrading above
Location: 66 RICHARD STREET, MAERDY, FERNDAL, CF43 4AN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/08/2014 and 03/09/2014****Report for Development Control Planning Committee****Glyncoch****14/0940/10** Decision Date: 03/09/2014**Proposal:** 2 storey side extension.**Location:** 78 CEFN CLOSE, GLYNCOCH, PONTYPRIDD, CF37 3PS**Trallwn****14/0712/09** Decision Date: 27/08/2014**Proposal:** Demolition of rear ground floor kitchen and rebuild new kitchen extension**Location:** 3 THE PARADE, PONTYPRIDD, CF37 4PU**14/0794/10** Decision Date: 26/08/2014**Proposal:** Erection of a single storey rear extension.**Location:** 43 LLANOVER ROAD, PONTYPRIDD, CF37 4DY**14/0927/10** Decision Date: 27/08/2014**Proposal:** Remodelling, re-roofing and extending an existing property. Creating a new car park and associated external works.**Location:** 1 JONES PLACE, PONTYPRIDD, CF37 4LW**Rhondda****14/0464/10** Decision Date: 28/08/2014**Proposal:** Double extension to left side of existing property.**Location:** 1 PWLLGWAUN COTTAGES, PWLLGWAUN, PONTYPRIDD, CF37 1HY**Graig****14/0031/09** Decision Date: 27/08/2014**Proposal:** Demolish and rebuild extension (Certificate of Lawful Development).**Location:** 109 PHILLIP STREET, GRAIG, PONTYPRIDD, CF37 1LZ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/08/2014 and 03/09/2014****Report for Development Control Planning Committee****Hawthorn**

14/0575/15 Decision Date: 29/08/2014
Proposal: Variation of Condition 1 of planning permission 86/0672 to extend the permitted range of goods which can be sold at Midway Retail Park to allow no more than 928m² to be used for retail sales and display (convenience)
Location: MIDWAY RETAIL PARK, UPPER BOAT, PONTYPRIDD, CF37 5LB

14/0631/10 Decision Date: 29/08/2014
Proposal: Extension to rear elevation (Amended plan received 11/07/14)
Location: 29 POPLAR ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5LR

14/0829/10 Decision Date: 28/08/2014
Proposal: Erection of a 900mm tall feather edge fence on top of a pre-existing 900mm tall wall incorporating 1.8metre tall driveway gates.
Location: 73 YNYSLYN ROAD, HAWTHORN, PONTYPRIDD, CF37 5AR

14/0833/10 Decision Date: 28/08/2014
Proposal: Single storey rear extension. Single storey front porch.
Location: 70 YNYSLYN ROAD, HAWTHORN, PONTYPRIDD, CF37 5AR

14/0974/23 Decision Date: 01/09/2014
Proposal: Demolition of former school.
Location: FORMER GLAN TAF COUNTY INFANTS SCHOOL, POWYS PLACE, RHYDYFELIN, PONTYPRIDD, CF37 5PG

Ffynon Taf

14/0831/10 Decision Date: 02/09/2014
Proposal: Two storey extension.
Location: BOATHOUSE COTTAGE, STORE HOUSE ROW, NANTGARW, CARDIFF, CF15 7TB

14/0892/10 Decision Date: 02/09/2014
Proposal: Conversion of former public house to five apartments (Amendment to previously approved application 13/0764/10)
Location: 17 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RB

Tonteg

14/0811/10 Decision Date: 03/09/2014
Proposal: Change of use of ground floor from A1 to A2, proposed estate and letting agency
Location: UNIT 8 THE PRECINCT, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1SB

14/0885/10 Decision Date: 26/08/2014
Proposal: Two storey side extension.
Location: 28 BEAUMARIS CLOSE, TONTEG, PONTYPRIDD, CF38 1HA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/08/2014 and 03/09/2014****Report for Development Control Planning Committee****Gilfach Goch****14/0817/15**

Decision Date: 22/08/2014

Proposal:

Application for the variation of condition 4 of permission 12/0458 to reduce window specifications in the north elevation

Location:

162 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SN

Tonyrefail West**14/0728/10**

Decision Date: 22/08/2014

Proposal:

Change of use of unit 2 to garage services plus proposed extension to unit 2 for MOT services (Amended details received 03/07/2014)

Location:

TYRE TRAX, UNIT 2, GILFACH ROAD, TONYREFAIL, CF39 8HL

14/0988/10

Decision Date: 03/09/2014

Proposal:

Two storey side extension with associated external and drainage works.

Location:

34 BEECHWOOD DRIVE, TONYREFAIL, PORTH, CF39 8JE

Ty'n y Nant**14/0813/10**

Decision Date: 27/08/2014

Proposal:

Single storey extension to front of house and internal alterations.

Location:

26 MOORLAND CRESCENT, BEDDAU, PONTYPRIDD, CF38 2DN

Town (Llantrisant)**14/0788/09**

Decision Date: 02/09/2014

Proposal:

Certificate of Lawful Development for proposed use of a single storey side extension

Location:

25 CLOS LELAND, LLANTRISANT, PONTYCLUN, CF72 8QN

14/0809/10

Decision Date: 03/09/2014

Proposal:

Installation of 250kw roof mounted solar pv system (Additional plan received 23.7.14)

Location:

WELSH PANTRY, UNIT 10 LLANTRISANT BUSINESS PARK, LLANTRISANT, CF72 8LF

Pontyclun**14/0982/10**

Decision Date: 29/08/2014

Proposal:

Re-design and site layout alterations to planning application number 14/0597/10, for new detached dwelling.

Location:

LAND ADJACENT TO 46 BRYNAMLWG, PONTYCLUN, CF72 9AU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/08/2014 and 03/09/2014****Report for Development Control Planning Committee**

Llanharry

14/0704/10

Decision Date: 27/08/2014

Proposal:

Two storey side extension and extension over the existing adjacent room. Extension to dormer bedroom to bring it in line with the rest of the house at the front.

Location:NABOTH'S VINEYARD, LLANHARAN ROAD, LLANHARRY, PONTYCLUN, CF72 9LL

Brynna

14/0768/09

Decision Date: 02/09/2014

Proposal:

Certificate of lawful development for proposed single storey rear extension.

Location:14 TRENOS PLACE, LLANHARAN, PONTYCLUN, CF72 9RX

14/0825/10

Decision Date: 28/08/2014

Proposal:

Car port to front garden

Location:26 LLANBAD, BRYNNA, PONTYCLUN, CF72 9QQ

14/0960/10

Decision Date: 28/08/2014

Proposal:

First floor side extension.

Location:35 COLLIERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UT

Total Number of Delegated decisions is 52

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/08/2014 and 03/09/2014

Report for Development Control Planning Committee

Hirwaun

14/0583/10 Decision Date: 03/09/2014

Proposal: Agricultural building/barn.

Location: AGRICULTURAL LAND OFF CHALLIS ROW, HIRWAUN, ABERDARE, CF44 9RU.

Reason: 1 It is not considered that the supporting information submitted justifies the need in agricultural terms, for a building of this scale, in connection with the small holding at the site. As such, it is considered that the proposal, as a result of its siting, design and scale, would result in an unjustified development that would be harmful to the character and appearance of the site and its immediate setting. Therefore, the proposal conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Treforest

14/0722/15 Decision Date: 26/08/2014

Proposal: Variation of condition 1 of planning permission 13/1185/15 (to alter opening hours from 12.00pm to 2.00am).

Location: 63 PARK STREET, TREForest, PONTYPRIDD, CF37 1SN

Reason: 1 The proposed extension of opening hours at the take-away restaurant would be detrimental to the amenities of nearby residential properties by reasons of increased late night noise and general activity. As such the development would be contrary to Policy AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/08/2014 and 03/09/2014

Report for Development Control Planning Committee

Hawthorn

14/0855/10

Decision Date: 22/08/2014

Proposal: Retrospective permission for the completion of field boundaries, bund and hedge constructed for agricultural purposes.

Location: MYNYDD MEIO FARM, GROESWEN, CARDIFF, CF15 7UU

Reason: 1 The development would generate a large volume of Heavy Goods Vehicle traffic that would have a detrimental impact on the amenities of existing residents of surrounding locality due to increased levels of noise, dust, disturbance and general inconvenience contrary to Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The earth bund, by virtue of its scale, height and resulting mass would be unduly large, prominent and unjustified within the surrounding locality and unacceptably detrimental to the character and appearance of the area contrary to Policies AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The development would have a detrimental impact upon highway safety, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

i. The applicant has no control over the existing sub-standard access leading to the development site and therefore the existing access lane cannot be improved to provide a safe and satisfactory access.

ii. The lanes leading to the application site are sub-standard in terms of geometry, structural integrity and design to cater for the type and volume of traffic generated by the proposed development.

iii. The proposed development will create additional vehicular reversing movements along the sub-standard lanes creating further traffic hazards to the detriment of highway safety and free flow of traffic.

Total Number of Delegated decisions is 3

Planning Enforcement Activity : August 2014

Cases	Received		47			
	Resolved		31			
	Ongoing		316			
	12 week target (75%)		87%	Within 27	Outside 4	
	Complaint acknowledgement target		59%	Within 16	Outside 11	
	Site visit target		88%	Within 29	Outside 4	
	Priority	1	-			
2		21				
3		26				
Source	AM/MP		-			
	Anonymous		5			
	Councillor		6			
	Internal/Pro-Active		2			
	Public		31			
Type	Advert		-	Listed building/Con Area Consent	-	
	Engineering operations		2	Not in accordance with approved plans	3	
	Change of use		7	Operational development	17	
	Householder		11	S106	-	
	Breach of Condition Notice		4	S215 Untidy land / buildings	3	
Resolution	Remedied		8			
	No breach		15			
	Not expedient		1			
	Referred to Planning Officer		-			
	Planning application		7			
	Notice served	Enforcement		-		
		Breach of Condition		-		
S.215 (untidy land)		-				

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Enforcement Delegated decisions made between 01/08/2014 and 31/08/2014

EN/14/00098

Decision: Not expedient

Breach: 1) Fence over 2 metres in height 2) Shed 3) Extended on existing garage.

Location: 1 Duffryn Street, Godreaman, Aberdare, CF44 6EE

There are a number of methods for resolving a breach of planning control and **non expediency** is one of them. It is inappropriate to take formal enforcement action against a trivial or technical breach of planning control, which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which planning permission has not been sought, but which is otherwise acceptable.

Examples range from boundary treatments that can be in excess of the permitted development tolerances but are acceptable in their design and height and have no impact on neighbouring amenity, to extensions where the scale, form and design is in keeping with the character and appearance of the site and surrounding area.

In all cases where unauthorised development has been carried out the person(s) involved are invited to submit a planning application retrospectively, where it is judged that planning permission is likely to be granted. If a planning application is not submitted a delegated report that fully considers the planning merits of the development is prepared and valid reasons are included when reaching a decision of non expediency.

Member training will be provided on enforcement and non expediency will be discussed in further detail.