

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
16 OCTOBER 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 8
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 22.9.2014 and 03.10.2014.

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: 13/0960/10 (DB)
APPEAL REF: A/14/2222848 AP.1171
APPLICANT: Mrs Shan Farr
DEVELOPMENT: Installation of a 500kW wind turbine and associated infrastructure. (Revised Landscape and Visual Impact Assessment received 16.04.2014)
LOCATION: BWLLFA FARM, PENTRE, CF41 7NY
APPEAL RECEIVED: 29/07/2014
APPEAL START DATE: 08/09/2014

APPLICATION NO: 13/1198/10 (SF)
APPEAL REF: A/14/2223623 AP.1169
APPLICANT: Mr M Gilheaney
DEVELOPMENT: Change of use to horsiculture - stables, exercise area and access track.
LOCATION: GWERNA FACH, LAND AT CASTELLAU ROAD, BEDDAU.
APPEAL RECEIVED: 11/08/2014
APPEAL START DATE: 22/08/2014

APPLICATION NO: 14/0343/13 (GW)
APPEAL REF: A/14/2223492 AP.1170
APPLICANT: Mr I J Randell
DEVELOPMENT: Outline application for the construction of 2 detached 4 bed houses (Amended location plan and additional plans received 07/05/2014)
LOCATION: LAND AT GLANFFRWD TERRACE, GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW
APPEAL RECEIVED: 07/08/2014
APPEAL START DATE: 27/08/2014

APPEAL DECISIONS RECEIVED

APPLICATION NO: 13/0726/10 (JB)
APPEAL REF: A/14/2217869 AP.1159
APPLICANT: Mr Clement
DEVELOPMENT: Laying pave yellow concrete slabs to patio area between garage and back of house.
LOCATION: 30 BRYNHYFRYD TERRACE, FERNDALE, CF43 4LD
DECIDED: 07/02/2014
DECISION: Refuse
APPEAL RECEIVED: 29/04/2014
APPEAL DECIDED: 03/09/2014
APPEAL DECISION: Allow

APPLICATION NO: 14/0111/10 (GW)

APPEAL REF: A/14/2220258 AP.1161
APPLICANT: Mrs R Friel
DEVELOPMENT: 4 No. garages and associated works.
LOCATION: LAND AT HURST GROVE (NORTH OF 1B FORGE PLACE), ABERNANT, ABERDARE.
DECIDED: 23/05/2014
DECISION: Refuse
APPEAL RECEIVED: 10/06/2014
APPEAL DECIDED: 02/10/2014
APPEAL DECISION: Dismiss

Decision letters regarding planning and enforcement appeals will be made available on request.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014

Report for Development Control Planning Committee

Rhigos

14/1085/10

Decision Date: 24/09/2014

Proposal: Domestic garage and garden store

Location: 59 HEOL ESGYN, RHIGOS, HIRWAUN, ABERDARE, CF44 9BX

Hirwaun

14/0967/09

Decision Date: 01/10/2014

Proposal: Certificate of lawful development for rear extension

Location: ROYAUME, TOWER ROAD, HIRWAUN, ABERDARE, CF44 9PY

14/1083/10

Decision Date: 02/10/2014

Proposal: Change of use from undertakers (A1) to solicitors office (A2) with associated external alterations including new shopfront, repairs and improvements.

Location: 40-41 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SN

Aberdare West/Llwydcoed

14/0887/10

Decision Date: 26/09/2014

Proposal: Detached 5 bedroom dwelling including detached double garage.

Location: LAND EAST OF PENYARD BUNGALOW, TAN Y BRYN, LLWYDCOED.

Penrhiwceiber

14/0765/10

Decision Date: 02/10/2014

Proposal: Change of use from office and storage of asbestos to motorcycle repair/stores.

Location: GAP MOTORCYCLES, GLYN GWYN FARM, MISKIN ROAD, MOUNTAIN ASH, CF45 3UB

Abercynon

14/0789/09

Decision Date: 01/10/2014

Proposal: Lawful Development Certificate for existing conservatory to rear.

Location: 5 GOITRE COED ISAF, ABERCYNON, MOUNTAIN ASH, CF45 4EL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014

Report for Development Control Planning Committee

Aberaman South

14/0711/10

Decision Date: 24/09/2014

Proposal: Retrospective permission for garage to the rear.

Location: 64 GLANAMAN ROAD, CWMAMAN, ABERDARE, CF44 6LA

14/0897/15

Decision Date: 02/10/2014

Proposal: Variation of condition 1 of planning approval 09/0886 to extend the time limit for submission of reserved matters for the residential development.

Location: LAND SITUATED BETWEEN NO 1-10 BRYNHYFRYD STREET, GLYNHAFOD, ABERDARE, CF44 6LE

Treorchy

14/0935/09

Decision Date: 24/09/2014

Proposal: Certificate of Lawful Development for a new fitness/weights room.

Location: TREORCHY COMPREHENSIVE SCHOOL, STATION ROAD, TREORCHY, CF42 6UL

Ystrad

14/0931/08

Decision Date: 23/09/2014

Proposal: Erection of a single storey extension to the rear of the school hall/plant room, to the sensory yard area.

Location: YSGOL HEN FELIN, GELLIGALED PARK, YSTRAD, PENTRE, CF41 7SZ

Cwm Clydach

14/0934/10

Decision Date: 24/09/2014

Proposal: Two storey extension to dwelling house. (amended plans received 16/09/14 and 19/08/14)

Location: 15 PARK STREET, CLYDACH VALE, TONYPANDY, CF40 2BS

Porth

14/0674/11

Decision Date: 30/09/2014

Proposal: Remove existing portland stone balustrade, demolish existing face brick wall. Construct new foundations and blockwork retaining wall. Construct face brick wall and reinstate balustrade (Listed Building Consent)

Location: BRONWYDD HOUSE, BRONWYDD AVENUE, CYMMER, PORTH, CF39 9DL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014

Report for Development Control Planning Committee

Cymmer

13/0703/10 Decision Date: 25/09/2014
Proposal: To increase the height of existing boundary wall and erect side extension (Retrospective)(Amended Certificate of Ownership received 25/04/14)
Location: 55 TREBANOG ROAD, TREBANOG, PORTH, CF39 9EW

14/0876/10 Decision Date: 24/09/2014
Proposal: Erection of a garage on existing hardstanding at the rear of dwelling.
Location: 48 GLYN STREET, CYMMER, PORTH, CF39 9LN

Town (Pontypridd)

14/0494/10 Decision Date: 03/10/2014
Proposal: Conversion of a former music classroom into a 4 bed detached house.
Location: BUILDING H (FORMER MUSIC ROOM), FORMER COED-Y-LAN COMPREHENSIVE SCHOOL, TYFICA ROAD, GRAIGWEN , PONTYPRIDD, CF37 2DB

14/1139/10 Decision Date: 01/10/2014
Proposal: Demolition of existing garden retaining wall and chain link fence. Construction of new retaining wall with close boarded timber fence above and raising of garden levels (retrospective).
Location: 53 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU

Trallwn

14/1105/10 Decision Date: 01/10/2014
Proposal: First floor bathroom extension and rear porch
Location: 21 WEST STREET, PONTYPRIDD, CF37 4PS

Hawthorn

14/0438/10 Decision Date: 29/09/2014
Proposal: Extension to existing bungalow (Amended plans received 04/09/14)
Location: ASHLEIGH, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AG

14/1079/10 Decision Date: 24/09/2014
Proposal: Erection of single storey extension and double garage.
Location: 14 HAWTHORN ROAD, HAWTHORN, PONTYPRIDD, CF37 5AT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014
Report for Development Control Planning Committee

Llantwit Fardre

14/1124/10 Decision Date: 24/09/2014
Proposal: Edwardian hipped roof style conservatory set between the main dwelling and detached garage.
Location: 11 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ

14/1153/10 Decision Date: 01/10/2014
Proposal: Bedroom extension.
Location: 49 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE

Tonteg

14/0980/10 Decision Date: 02/10/2014
Proposal: Single storey side extension
Location: 22 FFORDD-YR-YWEN, TONTEG, PONTYPRIDD, CF38 1TE

14/1182/10 Decision Date: 30/09/2014
Proposal: Construction of a single storey extension to side of property to house a shower room.
Location: 11 MAESTEG GROVE, TONTEG, PONTYPRIDD, CF38 1ND

Gilfach Goch

13/0519/15 Decision Date: 03/10/2014
Proposal: Variation of condition 1 (extension of time, further five years) of planning permission 07/1848/10 for residential development of 24 No. dwellings.
Location: SITE OF FORMER GARAGE, GILFACH ROAD TO CAMBRIAN AVENUE, HENDREFORGAN, GILFACH GOCH, CF39 8YL

Tonyrefail East

14/0340/10 Decision Date: 23/09/2014
Proposal: New entrance ramp.
Location: PREMIER CAPEL FARM STORES, HEOL TYLLWYD, TONYREFAIL, PORTH, CF39 8LW

Town (Llantrisant)

14/0848/10 Decision Date: 25/09/2014
Proposal: Bay window to the front of a residential dwelling.
Location: FAIR HOLME, SCHOOL STREET, LLANTRISANT, PONTYCLUN, CF72 8EN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 22/09/2014 and 03/10/2014
Report for Development Control Planning Committee

Talbot Green

14/1077/10 Decision Date: 25/09/2014
Proposal: Alterations to unit 10 and installation of new shop front

Location: UNIT 10 TALBOT GREEN RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8SY

14/1097/01 Decision Date: 26/09/2014
Proposal: Fascia sign, free-standing menu cases and fixed awnings

Location: CHIQUITO RESTAURANT, UNIT 11B/C TALBOT GREEN RETAIL PARK, TALBOT GREEN, PONTYCLUN, CF72 8LW

Brynna

14/0132/15 Decision Date: 24/09/2014
Proposal: Variation of condition 35, as imposed on planning permission 04/1509, to enable the beneficial use of a length of primary highway infrastructure. (The proposed revised wording of condition 35 to be as follows: "No

Location: LAND AT THE FORMER LLANILID OCC SITE - INCORPORATING PROPORTION OF INITIAL SECTION OF THE WESTERN LEG OF THE LLANHARAN BYPASS

14/0651/10 Decision Date: 25/09/2014
Proposal: Change of use of domestic outbuilding to a dog grooming parlour (Retrospective)

Location: 14 WOODFIELD STREET, LLANHARAN, PONTYCLUN, CF72 9RT

14/0942/10 Decision Date: 30/09/2014
Proposal: Two storey side and rear extension with porch with new parking and hardstand including retaining wall (amended plans received 21/08/14).

Location: 105 HEOL DEWI, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9SQ

Total Number of Delegated decisions is 31

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/09/2014 and 03/10/2014

Report for Development Control Planning Committee

Rhigos

14/0884/10 Decision Date: 26/09/2014

Proposal: Construction of farm track and hardstanding for the transportation and distribution of livestock feed.

Location: BRYNGOLWG FARM, RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9UG

Reason: 1 Insufficient information has been submitted to demonstrate that the proposed access roads and hardstanding, in their current scale, form and location are entirely justified and necessary for the purposes of the continued agricultural operation of the land. As such, the proposal is contrary to the provisions of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Abercynon

14/0920/10 Decision Date: 24/09/2014

Proposal: Construction of 1 pair of split level semi-detached dwellings with associated works including parking provision for 4 cars

Location: LAND BETWEEN SALISBURY AND ABERDARE ROAD, CARNETOWN, ABERCYNON, MOUNTAIN ASH

Reason: 1 The proposed development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that the massing and scale of the buildings, resulting from the cumulative impact of the proposal, would represent the over development of the site. In turn this would adversely impact upon the character and appearance of the site and its immediate setting.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/09/2014 and 03/10/2014

Report for Development Control Planning Committee

Cilfynydd

14/0978/10

Decision Date: 03/10/2014

Proposal: Subdivision of dwelling into two residential units with extension to existing flat.

Location: 14 CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4NN

Reason: 1 The proposed development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that the siting, scale and proximity of the proposed extension to the neighbouring dwelling to the north, would result in an overbearing form of development that would adversely impact upon the amenities of these residents.

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 proposal would result in additional on-street parking in an area where there is already substantial demand, to the detriment of highway and pedestrian safety.

The proposed development would generate on-street parking in close proximity to the nearby road junction thus creating hazards to the detriment of highway and pedestrian safety.

Reason: 3 Insufficient information has been provided to enable an accurate assessment of the proposal upon protected species, most notably the potential for the building to act as bat roost habitat. As such, the proposal is contrary to policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Total Number of Delegated decisions is 3

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Planning Enforcement Activity : September 2014

Cases	Received		44		
	Resolved		57		
	Ongoing		303		
	12 week target (75%)		82%	Within 47	Outside 10
	Complaint acknowledgement target		96%	Within 25	Outside 1
	Site visit target		77%	Within 30	Outside 9
	Priority	1	-		
2		19			
3		25			
Source	AM/MP		-		
	Anonymous		1		
	Councillor		5		
	Internal/Pro-Active		6		
	Public		32		
Type	Advert		-	Listed building/Con Area Consent	-
	Engineering operations		2	Not in accordance with approved plans	5
	Change of use		8	Operational development	5
	Householder		16	S106	-
	Breach of Condition Notice		2	S215 Untidy land / buildings	6
Resolution	Remedied		17		
	No breach		32		
	Not expedient		-		
	Referred to Planning Officer		-		
	Planning application		7		
	Notice served	Enforcement		1	
Breach of Condition		-			
S.215 (untidy land)		-			

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Enforcement Delegated decisions made between 01/09/2014 and 30/09/2014

EN/12/00135

Decision: Notice Served

Breach: Decking

Location: 29 Rhys Street, Trealaw, Tonypany, CF40 2PX

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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

16 OCTOBER 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