

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
20 NOVEMBER 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 27.10.2014 and 07/11/2014.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals with reasons.
Overview of Enforcement Cases.
Enforcement Delegated Decisions.

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED

APPLICATION NO: 14/0077/10 (EL)
APPEAL REF: A/14/2224824 AP.1172
APPLICANT: Aberdare Cottage Company Limited
DEVELOPMENT: Detached dwelling house.
LOCATION: LAND OFF A4059, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9RU.
APPEAL RECEIVED: 02/09/2014
APPEAL START DATE: 09/10/2014

APPLICATION NO: 14/1099/10 (GH)
APPEAL REF: A/14/2227237 AP.1173
APPLICANT: Mr G Zehetmayr
DEVELOPMENT: Retrospective application for construction of secure fencing and the erection of a privacy screen above existing garage.
LOCATION: 69 MERTHYR ROAD, PONTYPRIDD, CF37 4DD
APPEAL RECEIVED: 13/10/2014
APPEAL START DATE: 28/10/2014

APPEAL DECISIONS RECEIVED

APPLICATION NO: 11/1314/10 (PB)
APPEAL REF: A/14/2218861 AP.1164
APPLICANT: Mr C Ferguson
DEVELOPMENT: Change of use to form 9 hole 'Academy' Golf Course and 9 hole Pitch-and-Putt Course, together with works to form holes, access, car parking, and ancillary landscaping (Amended plans received 30th August 2013 substituting previously proposed flood-lit driving range with pitch-and-putt course)
LOCATION: LAND AT RHYDHALOG FARM, COWBRIDGE ROAD, TALYGARN.
DECIDED: 16/12/2013
DECISION: Refuse
APPEAL RECEIVED: 14/05/2014
APPEAL DECIDED: 15/10/2014
APPEAL DECISION: Dismiss

APPLICATION NO: 13/0803/10 (GD)
APPEAL REF: V/14/2217984 AP.1158
APPLICANT: Rhondda Housing Association
DEVELOPMENT: Construction of 13no. social rented dwellings (Amended Plans Received 14th January 2014)
LOCATION: LAND IMMEDIATELY SOUTH OF LLANHARAN RUGBY CLUB, OFF DAVID PLACE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9WG
DECIDED: Called in by Welsh Minister

APPEAL RECEIVED: 06/03/2014
APPEAL DECIDED: 27/10/2014
APPEAL DECISION: **Dismiss**

APPLICATION NO: **13/0974/10** (GW)
APPEAL REF: **A/14/2221248 AP.1165**
APPLICANT: Mr C Monks
DEVELOPMENT: Construction of a detached house.
LOCATION: VACANT LAND OFF DYNEA ROAD, RHYDYFELIN,
PONTYPRIDD.

DECIDED: 02/06/2014
DECISION: Refuse
APPEAL RECEIVED: 30/06/2014
APPEAL DECIDED: 22/10/2014
APPEAL DECISION: **Dismiss**

APPLICATION NO: **14/0187/10** (GW)
APPEAL REF: **A/14/2220414 AP.1163**
APPLICANT: Alabare Christian Care Centres
DEVELOPMENT: Change of use from Guest House (C1) to a house of multiple occupation for up to 6 people (in this instance veterans from the armed services). (Amended application details received 14th and 18th March 2014).

LOCATION: THE MOUNT, LANPARK ROAD, PONTYPRIDD, CF37 2DL
DECIDED: Appeal against non-determination
APPEAL RECEIVED: 12/06/2014
APPEAL DECIDED: 13/10/2014
APPEAL DECISION: **Allowed With Conditions**

APPLICATION NO: **14/0195/10** (MF)
APPEAL REF: **A/14/2220844 AP.1162**
APPLICANT: Korbuild
DEVELOPMENT: Two storey side extension for offices and first floor flat and detached garage.

LOCATION: MADDISON HOUSE, MAIN ROAD, TONTEG,
PONTYPRIDD.

DECIDED: 06/06/2014
DECISION: Refuse
APPEAL RECEIVED: 20/06/2014
APPEAL DECIDED: 13/10/2014
APPEAL DECISION: **Allowed With Conditions**

APPLICATION NO: **14/0223/10** (BJW)
APPEAL REF: **A/14/2222842 AP.1168**
APPLICANT: Autosek
DEVELOPMENT: To change use of forecourt from commercial vehicle sales to hand car wash.

LOCATION: COMMERCIAL CARAVANS, LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

DECIDED: 15/04/2014
DECISION: Refuse

APPEAL RECEIVED: 28/07/2014
APPEAL DECIDED: 03/11/2014
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: 27/10/2014 and 07/11/2014****Report for Development Control Planning Committee****Rhigos**

14/1137/10 Decision Date: 05/11/2014
Proposal: Agricultural storage barn for hay and farm implements
Location: CASTELL FARM, HALT ROAD, RHIGOS, ABERDARE, CF44 9UN

Cwmbach

14/0911/10 Decision Date: 27/10/2014
Proposal: Two storey rear extension and window and door canopy to front of property
Location: 11 BRYN GLAS, CWMBACH, ABERDARE, CF44 0LU

14/1228/10 Decision Date: 04/11/2014
Proposal: Single storey side extension
Location: 43 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

14/1275/15 Decision Date: 31/10/2014
Proposal: Removal of Conditions 17, 18 and 19 of Planning Approval 13/0900 to remove the Code for Sustainable Homes Assessment
Location: PLOT 7, YNYSCYNON PARK, CWMBACH, ABERDARE

14/1293/15 Decision Date: 03/11/2014
Proposal: Removal of Conditions 15, 16 and 17 of Planning Approval 14/0543 to remove the Code for Sustainable Homes Assessment
Location: PLOT 8, YNYSCYNON PARK, CWMBACH, ABERDARE, CF44 0JJ

Mountain Ash West

14/1195/10 Decision Date: 07/11/2014
Proposal: 2 storey rear extension. (Amended plans received 16th October 2014)
Location: 31 GLENBOI, MOUNTAIN ASH, CF45 3DG

Abercynon

14/1116/10 Decision Date: 07/11/2014
Proposal: Retention and completion of groundworks and construction of a detached garage and separate storage shed with associated works.
Location: LAND TO THE REAR OF 36 PENTWYN AVENUE, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/10/2014 and 07/11/2014****Report for Development Control Planning Committee****Ynysybwl**

- 14/0799/10** Decision Date: 07/11/2014
Proposal: Change of use to extend residential garden curtilage and construction of boundary wall and fence (retrospective)
Location: LAND ADJOINING 17 CLIVE TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LD

- 14/1127/10** Decision Date: 31/10/2014
Proposal: Shop front renovation to include, the re-positioning of entrance door, new shop front window and re-paint shop front windows and existing roller shutter
Location: CO-OPERATIVE FOOD STORE, 45 ROBERT STREET, YNYSYBWL, PONTYPRIDD, CF37 3DY

- 14/1148/10** Decision Date: 28/10/2014
Proposal: Erection of 5 bar gates (1.2m high), closeboarded fence (1.8m high), shed (3.3m x 2.4m), greenhouse (3.3m x 2.4m) and TV dish.
Location: TAWELFAN, HEOL-Y-MYNACH, YNYSYBWL, PONTYPRIDD, CF37 3PE

Treorchy

- 14/1254/15** Decision Date: 04/11/2014
Proposal: Removal of Conditions 8, 9 and 10 of Planning Permission 14/0304 to remove the Code for Sustainable Homes Assessment
Location: SITE OF FORMER TABERNACLE CHAPEL, DUMFRIES STREET, TREORCHY, CF42 6TR.

Llwynypia

- 14/1233/10** Decision Date: 05/11/2014
Proposal: Retrospective consent for a change of use from a garage and car parts retail shop to a dog grooming salon with retail shop
Location: UNIT 2C , TONYPANDY ENTERPRISE PARK, LLWYNYPIA ROAD, TONYPANDY, CF40 2ET

Porth

- 14/1278/09** Decision Date: 03/11/2014
Proposal: Certificate for Lawful Development for proposed single storey extension to rear.
Location: 6 WILLIAMS PLACE, PORTH, CF39 9RY

Ferndale

- 14/0990/10** Decision Date: 30/10/2014
Proposal: Retrospective planning permission for decked area and storage shed.
Location: LAND OPPOSITE 3 GEORGE STREET, BLAENLLECHAU, FERNDAL, CF43 4PN

- 14/1288/10** Decision Date: 28/10/2014
Proposal: Two storey rear extension.
Location: 32 FOUNTAIN STREET, FERNDAL, CF43 4SA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/10/2014 and 07/11/2014****Report for Development Control Planning Committee****Treforest****14/0215/15**

Decision Date: 31/10/2014

Proposal: Variation of Condition 1 of planning permission 08/1666 to extend the permission for a further 3 years (Three bed detached house with garage - outline).**Location:** ASHGROVE HOUSE, GLYNTAFF ROAD, PONTYPRIDD, CF37 4AT**Hawthorn****14/1049/10**

Decision Date: 31/10/2014

Proposal: Single skin, flat roof outbuilding/shed/gym/storage. (Retrospective Application)**Location:** 7 CHESTNUT STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NG**14/1202/10**

Decision Date: 03/11/2014

Proposal: Alteration of approved dwelling to include rear conservatory extension.**Location:** PLOT 18, ALEXANDER PLACE, HAWTHORN, PONTYPRIDD, CF37 5BN**Ffynon Taf****14/0779/01**

Decision Date: 03/11/2014

Proposal: Retrospective consent for vinyl barriers to be fixed to the front, rear and side of portacabin**Location:** DRAGON CAR WASH, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF**Llantwit Fardre****14/0955/10**

Decision Date: 29/10/2014

Proposal: Vehicle cross over/access (amended plans received 12/09/14).**Location:** 12 HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN.**Tonteg****14/1135/10**

Decision Date: 31/10/2014

Proposal: Erection of porch to front of property (Amended plans received 07/10/14)**Location:** 107 FFORDD GERDINAN, TONTEG, PONTYPRIDD, CF38 1ES

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/10/2014 and 07/11/2014****Report for Development Control Planning Committee****Tonyrefail West**

- 14/1115/10** Decision Date: 28/10/2014
Proposal: Replace existing chain fence to rear with boundary wall and fence (retrospective)
Location: 20 HEOL HAULFRYN, TONYREFAIL, PORTH, CF39 8DG

- 14/1307/10** Decision Date: 06/11/2014
Proposal: Two storey rear extension and internal modifications to mid-terrace house.
Location: 2 WESTON TERRACE, EDMONDSTOWN, TONYPANDY, CF40 1NX

Tonyrefail East

- 14/1295/10** Decision Date: 31/10/2014
Proposal: Side extension.
Location: 3 GWERN HEULOG, COED ELY, TONYREFAIL, PORTH, CF39 8BJ

Ty'n y Nant

- 14/1021/10** Decision Date: 31/10/2014
Proposal: Conversion of existing garage, 1st floor side extension, single storey rear extension, attic conversion and extension to front elevation (Amended side elevation received 03/10/14)
Location: 10 CARSWELL PLACE, GWAUNMISKIN, BEDDAU, PONTYPRIDD, CF38 2RY

Town (Llantrisant)

- 14/0622/10** Decision Date: 30/10/2014
Proposal: Conversion into a single residence and demolition of attached garage
Location: THE CORN STORES, ERW HIR, LLANTRISANT, PONTYCLUN.
- 14/1037/10** Decision Date: 06/11/2014
Proposal: Change of use from residential dwelling (C3) to residential institution for multiple occupation (C2). Maximum occupation five children aged between 8-12 years.
Location: GRAIG HOUSE, ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8LL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/10/2014 and 07/11/2014

Report for Development Control Planning Committee

Pontyclun

14/1028/10

Decision Date: 27/10/2014

Proposal:

Two storey rear extension and garage conversion. (Amended plans received 02/10/14)

Location:

57 NEWMILL GARDENS, MISKIN, PONTYCLUN, CF72 8RX

14/1118/10

Decision Date: 31/10/2014

Proposal:

Extension to existing changing room pavilion and change of use of part building to A3 for the sale of food

Location:

PONTYCLUN RUGBY CLUB, WINDSOR FIELDS, LLANTRISANT ROAD, PONTYCLUN, CF72 9DQ

14/1304/10

Decision Date: 06/11/2014

Proposal:

Construction of a two storey extension to side and single storey extension to rear, including extension to hardstanding and widening of vehicular access to front.

Location:

8 HEOL MISKIN, PONTYCLUN, CF72 9AJ

Total Number of Delegated decisions is 30

Planning Enforcement Activity : October 2014

Cases	Received		44			
	Resolved		56			
	Ongoing		303			
	12 week target (75%)		64%	Within 36	Outside 20	
	Complaint acknowledgement target		81%	Within 26	Outside 6	
	Site visit target		95%	Within 38	Outside 2	
	Priority	1	-			
2		23				
3		21				
Source	AM/MP		1			
	Anonymous		5			
	Councillor		6			
	Internal/Pro-Active		10			
	Public		22			
Type	Advert		2	Listed building/Con Area Consent	-	
	Engineering operations		4	Not in accordance with approved plans	3	
	Change of use		6	Operational development	5	
	Householder		18	S106	-	
	Breach of Condition Notice		4	S215 Untidy land / buildings	2	
Resolution	Remedied		17			
	No breach		16			
	Not expedient		2			
	Referred to Planning Officer		-			
	Planning application		20			
	Notice served	Enforcement		-		
		Breach of Condition		1		
S.215 (untidy land)		-				

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Enforcement Delegated decisions made between 01/10/2014 and 31/10/2014

EN/14/00293 **Decision:** Notice Served

Breach: BoC. Hours of Operation - Cond 9
Suppression of Dust - Cond 10

Location: Duffryn Bach Farm, Station Road, Church Village, Pontypridd, CF38 1AH

EN/14/00302 **Decision:** Not expedient

Breach: Raising ground levels

Location: 10 Tre Telynog, Cwmbach, Aberdare, CF44 0AD

EN/14/00413 **Decision:** Not expedient

Breach: Construction of Fence

Location: 7 Pen-y-Rhiw, Ystrad, Pentre, CF41 7RS

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.

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 NOVEMBER 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