

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
18 DECEMBER 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 9
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 24/11/2014 and 05/12/2014.

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.

APPEALS RECEIVED

APPLICATION NO: 14/0004/15 (SF)
APPEAL REF: A/14/2225910 AP.1174
APPLICANT: Welford Estates
DEVELOPMENT: Variation of condition 1 of planning approval 07/0481/10 to extend the permission for a further five years (new build residential development).
LOCATION: LAND AT THE PAVILIONS, DARRAN ROAD, MOUNTAIN ASH, CF45 3HG
APPEAL RECEIVED: 19/09/2014
APPEAL START DATE: 11/11/2014

APPLICATION NO: 14/0399/10 (GW)
APPEAL REF: A/14/2229280 AP.1175
APPLICANT: Mr Roy Bussell
DEVELOPMENT: Replace single storey annexe with two storey extension
LOCATION: FFYNNONBWLA FARM, FFYNNONBWLA ROAD, UPPER BOAT, PONTYPRIDD, CF37 5BJ
APPEAL RECEIVED: 24/11/2014
APPEAL START DATE: 02/12/2014

APPLICATION NO: 14/0983/13 (PB)
APPEAL REF: A/14/2228382 AP.1176
APPLICANT: Mr J Weekes
DEVELOPMENT: One detached dwelling (Outline)
LOCATION: REAR OF GARDEN COTTAGE, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PY
APPEAL RECEIVED: 04/11/2014
APPEAL START DATE: 02/12/2014

APPEAL DECISIONS RECEIVED

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.
DECIDED: 01/07/2014
DECISION: Refuse
APPEAL RECEIVED: 11/08/2014
APPEAL DECIDED: 02/12/2014
APPEAL DECISION: Dismiss

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
DECIDED: 10/06/2014
DECISION: Refuse
APPEAL RECEIVED: 07/08/2014
APPEAL DECIDED: 04/12/2014
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: 24/11/2014 and 05/12/2014****Report for Development Control Planning Committee****Hirwaun**

- 14/1300/10** Decision Date: 24/11/2014
Proposal: Single storey rear extension.
Location: 17 LLYS CYNON, HIRWAUN, ABERDARE, CF44 9PR

Aberdare West/Llwydcoed

- 14/1316/10** Decision Date: 27/11/2014
Proposal: Construction of detached garage
Location: 32 POTTERS FIELD, TRECYNON, ABERDARE, CF44 8HX
- 14/1354/10** Decision Date: 03/12/2014
Proposal: Single storey extensions to rear and side together with conversion of the roof space.
Location: 14 BRYN DERWEN, CWMDARE, ABERDARE, CF44 8SE

- 14/1384/10** Decision Date: 25/11/2014
Proposal: Refurbishment work to dwelling together with retention and completion of a rear first floor en suite bathroom extension.
Location: 3 BRYNGWAITH VILLAS, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TN

- 14/1479/09** Decision Date: 03/12/2014
Proposal: Application for a Lawful Development Certificate for a single storey rear extension.
Location: 17 TAN Y BRYN GARDENS, LLWYDCOED, ABERDARE, CF44 0TQ

Aberdare East

- 14/1170/12** Decision Date: 05/12/2014
Proposal: External works and fire escapes
Location: BOOT HOTEL, VICTORIA SQUARE, ABERDARE, CF44 7LB

Abercynon

- 14/1185/10** Decision Date: 24/11/2014
Proposal: Demolition of existing building and erection of detached two bedroom house and associated works including a parking area.
Location: FORMER MONUMENTAL MASONS, LAND ADJOINING 81 MOUNTAIN ASH ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4PR
- 14/1274/10** Decision Date: 25/11/2014
Proposal: Internal and external refurbishment and remodelling of building to include infill extensions to provide 3 internal lifts, new external access paths, ramps and landings with new and replacement external lighting
Location: CWRT YNYSMEURIG, ABERCYNON, MOUNTAIN ASH, CF45 4YD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/11/2014 and 05/12/2014

Report for Development Control Planning Committee

Ynysybwl

14/0581/10

Decision Date: 01/12/2014

Proposal: Replacement and extension of raised deck area (amended site plan received 25/07/14) (amended plan and supporting information received 29th October 2014)

Location: GLANDWR, 23 ROCK TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3NT

Aberaman North

14/1218/10

Decision Date: 01/12/2014

Proposal: Erection of a meteorological monitoring mast for a temporary period of 3 years.

Location: LAND TO THE SOUTH WEST OF BLAENGWAWR FARM. GRID REF: E:299814 N:200889

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 24/11/2014 and 05/12/2014****Report for Development Control Planning Committee****Treherbert**

- 14/1382/10** Decision Date: 26/11/2014
Proposal: First floor dormer bedroom and extension to garage and ground floor bedroom and construction of entrance porch.
Location: 13 BLAEN-Y-CWM ROAD, TREHERBERT, TREORCHY, CF42 5DG

Ystrad

- 14/1096/10** Decision Date: 04/12/2014
Proposal: Upgrade existing car park entrance and access road.
Location: NANT Y GWYDDON FORESTRY CAR PARK, OFF B4223, YSTRAD

Ynyshir

- 14/1313/01** Decision Date: 02/12/2014
Proposal: Flag pole to display eco flag
Location: YNYSHIR COMMUNITY PRIMARY, LLANWONNO ROAD, YNYSHIR, PORTH, CF39 0HU

Town (Pontypridd)

- 14/1291/10** Decision Date: 28/11/2014
Proposal: Alteration to front elevation and general repairs
Location: PIZZA PLUS, 36A-37 TAFF STREET, PONTYPRIDD, CF37 4TR

Trallwn

- 14/0531/10** Decision Date: 28/11/2014
Proposal: Conversion from print shop into 2 no. 3 storey town houses and retaining wall to rear (Amended plans and description 14/07/14)
Location: TAYLOR PRINT, 49 SION STREET, PONTYPRIDD, CF37 4SD

Rhondda

- 14/1361/10** Decision Date: 02/12/2014
Proposal: Change of use from residential to chiropractic clinic (C3 to D1).
Location: 81 HOPKINSTOWN ROAD, HOPKINSTOWN, PONTYPRIDD, CF37 2PS

Treforest

- 14/1225/10** Decision Date: 24/11/2014
Proposal: Wooden fence around garden. (Retrospective)
Location: 1 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD, CF37 1BT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/11/2014 and 05/12/2014

Report for Development Control Planning Committee

Hawthorn

14/1296/10 Decision Date: 02/12/2014
Proposal: Retrospective application to re-plan plots 49,52,72 and 75 of previously approved application 13/0289/16
Location: ALEXON SALE SHOP, ALEXON HOUSE, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5BN

Ffynon Taf

14/1144/10 Decision Date: 28/11/2014
Proposal: Four bedroom detached dwelling with associated engineering works and provision of three parking spaces.
Location: LAND ADJOINING 15 TYLA GWYN, NANTGARW, TAFFS WELL, CF15 7TD

Llantwit Fardre

14/1414/10 Decision Date: 03/12/2014
Proposal: Two storey side extension.
Location: 26 CHANDLER'S REACH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NJ

Tonteg

14/0948/01 Decision Date: 02/12/2014
Proposal: Replacement external signage.
Location: HUTCHINGS VAUXHALL, SEVERN ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP

Gilfach Goch

14/1400/10 Decision Date: 03/12/2014
Proposal: Installation of a external lift with ramped access to front of property
Location: 6 HEOL-Y-MYNYDD, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UW

Tonyrefail West

14/1362/10 Decision Date: 04/12/2014
Proposal: Two storey rear extension.
Location: 111 EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NP

Town (Llantrisant)

14/0643/20 Decision Date: 02/12/2014
Proposal: Conversion into a single residence and demolition of attached garage (Conservation Area Consent)
Location: THE CORN STORES, ERW HIR, LLANTRISANT, PONTYCLUN.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 24/11/2014 and 05/12/2014

Report for Development Control Planning Committee

Talbot Green

14/1370/01 Decision Date: 27/11/2014

Proposal: 2 Internally illuminated fascia signs and 1 Internally illuminated display case.

Location: UNIT 11D HARVESTER, TALBOT GREEN RETAIL PARK, TALBOT GREEN, CF72 8LW

Pontyclun

14/1317/15 Decision Date: 28/11/2014

Proposal: Removal of conditions 12, 13, 14 of Planning Approval 13/0532/10 to remove the Code for Sustainable Homes Assessment.

Location: LAND ADJACENT TO 3-4 CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD

14/1335/10 Decision Date: 01/12/2014

Proposal: Single storey kitchen extension.

Location: 11 HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JT

14/1403/10 Decision Date: 03/12/2014

Proposal: Rear single storey extension

Location: 35 SOVEREIGN GARDENS, MISKIN, PONTYCLUN, CF72 8SZ

Llanharan

14/1336/10 Decision Date: 02/12/2014

Proposal: Change to front elevation to replace lower front window with patio doors.

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

Total Number of Delegated decisions is 29

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 24/11/2014 and 05/12/2014

Report for Development Control Planning Committee

Mountain Ash West

14/1322/10 Decision Date: 03/12/2014

Proposal: Change of use from builders stores and yard to 4 No self contained flats.

Location: LAND TO THE REAR OF 47-48 DYFFRYN STREET, MOUNTAIN ASH, CF45 3NL

Reason: 1 The development would be detrimental to the amenity and security of the occupiers of the proposed dwellings as a result of the number of units, lack of amenity space and poor design. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 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 concerns to the detriment of safety to all highway users. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Insufficient information has been submitted to enable the Local Planning Authority to assess the ecological impact of the proposal. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Ystrad

14/1315/10 Decision Date: 04/12/2014

Proposal: Erection of a rear decking. (Retrospective)

Location: 191 TYNTYLA ROAD, YSTRAD, PENTRE, CF41 7SE

Reason: 1 The proposed decking, by virtue of its height, prominent location and relationship with adjacent properties, constitutes an incongruous and insensitive development and will have an overbearing impact and adversely affect the privacy and amenity of neighbouring properties, 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: 24/11/2014 and 05/12/2014

Report for Development Control Planning Committee

Beddau

14/1217/10 Decision Date: 25/11/2014

Proposal: First floor extension to provide additional office space.

Location: HIGHADMIT PROJECTS LTD, ST DAVIDS HOUSE, BEDDAU, PONTYPRIDD, CF38 2RA

Reason: 1 The proposed extension would result in an intensification of the existing commercial use of the site that would unacceptably conflict with surrounding uses and have a detrimental impact on the existing character of the locality, contrary to Policy AW 2 and AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 In the absence of adequate off-street car parking facilities, the proposed development would generate additional on-street parking in an area where there is already considerable demand causing hazards to the detriment of safety to all highway users and free flow of traffic. As such the proposed development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed development, arising from its siting, scale and design, would constitute insensitive development that would be inappropriate and harmful to the character and appearance of the existing building and the surrounding area. As such the proposed development is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted with the planning application to determine the likely impact of the development proposal on protected or priority species. As such, the scheme fails to accord with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 3

Planning Enforcement Activity : November 2014

Cases	Received		48			
	Resolved		38			
	Ongoing		313			
	12 week target (75%)		74 %	Within 28	Outside 10	
	Complaint acknowledgement target		88%	Within 22	Outside 3	
	Site visit target		78%	Within 28	Outside 8	
	Priority	1	-			
2		23				
3		25				
Source	AM/MP		-			
	Anonymous		10			
	Councillor		-			
	Internal/Pro-Active		13			
	Public		25			
Type	Advert		2	Listed building/Con Area Consent	1	
	Engineering operations		2	Not in accordance with approved plans	3	
	Change of use		8	Operational development	7	
	Householder		15	S106	-	
	Breach of Condition Notice		7	S215 Untidy land / buildings	3	
Resolution	Remedied		7			
	No breach		18			
	Not expedient		-			
	Referred to Planning Officer		-			
	Planning application		8			
	Notice served	Enforcement		-		
		Breach of Condition		4		
S.215 (untidy land)		1				

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Enforcement Delegated decisions made between 01/11/2014 and 30/11/2014

EN/14/00278

Decision: Notice Served

Breach: Untidy land

Location: Land at Walsh Street, Abercynon

EN/14/00368

Decision: Notice Served

Breach: BoC Condition 10 12/0862

Location: New Housing development Llantwit Maen Farm, Mill Lane, Brynteg, Beddau, Pontyclun, CF72 8LU

EN/14/00397

Decision: Notice Served

Breach: Non compliance with Condition 6 - Drainage

Location: Land adjacent to Pleasant Heights, Mount Pleasant, Porth

EN/14/00428

Decision: Notice Served

Breach: BoC Hours of Operation Condition 9 (12/0862)

Location: Llantwit Maen Farm, Mill Lane, Brynteg, Beddau, Pontyclun, CF72 8LU

EN/14/00458

Decision: Notice Served

Breach: Breach of Condition 29 (f) Planning Consent 12/1313/10

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

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 DECEMBER 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