

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
16 APRIL 2015**

**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 23/03/2015 and 03/04/2015.

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

16 APRIL 2015

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: 23/03/2015 and 03/04/2015****Report for Development Control Planning Committee****Hirwaun**

15/0155/10 Decision Date: 01/04/2015
Proposal: Replacement conservatory.
Location: 6 LISBURN RISE, HIRWAUN, ABERDARE, CF44 9TR

15/0186/10 Decision Date: 02/04/2015
Proposal: Single storey extension.
Location: 12A RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9PS

15/0212/10 Decision Date: 02/04/2015
Proposal: Rear extension comprising of single storey and two-storey elements (amended plans received 26/02/15).
Location: 10 BRONIESTYN TERRACE, HIRWAUN, ABERDARE, CF44 9TL

Penywaun

15/0021/13 Decision Date: 27/03/2015
Proposal: Outline planning (all matters reserved) for residential development.
Location: LAND ADJACENT TO CARTREF BUNGALOW, HIRWAUN ROAD, HIRWAUN, ABERDARE, CF44 9HR

Aberdare West/Llwydcoed

14/0128/10 Decision Date: 27/03/2015
Proposal: Modify existing shed/align side extension to front of house.
Location: VALENTINE BUNGALOW, KINGSBURY PLACE, LLWYDCOED, ABERDARE, CF44 0TR

15/0137/10 Decision Date: 23/03/2015
Proposal: Two storey extension to rear, single storey lean to stores to side.
Location: 12A BRYN DERWEN, CWMDARE, ABERDARE, CF44 8SE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 23/03/2015 and 03/04/2015

Report for Development Control Planning Committee

Aberdare East

14/1629/10 Decision Date: 26/03/2015
Proposal: New build five bedroom detached single dwelling with integrated garage (Amended plans received 05/03/15)
Location: PLOT 7, THE AILSA, FORMER RIVER LEVELS, MOSS PLACE, ABERNANT, ABERDARE, CF44 0YU

15/0103/01 Decision Date: 24/03/2015
Proposal: New signage to front elevation
Location: ABERDARE FIRE & RESCUE STATION, CWMBACH ROAD, ABERNANT, ABERDARE, CF44 0NE

15/0145/10 Decision Date: 31/03/2015
Proposal: Relocation of an existing outbuilding.
Location: RYEFORD, ALEXANDRA GARDENS, ABERNANT, ABERDARE, CF44 0RH

Mountain Ash East

15/0158/10 Decision Date: 01/04/2015
Proposal: Detached domestic garages and stores.
Location: LAND AT REAR OF 29 AND 30 TONCOCH TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DY.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/03/2015 and 03/04/2015****Report for Development Control Planning Committee****Treherbert****15/0188/19** Decision Date: 02/04/2015**Proposal:** Application for tree works subject to a preservation order (TPO) - five Sycamore trees to be cut back from house and boundary.**Location:** FERNHILL HOUSE, CASTLETON AVENUE, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5SS**Ystrad****15/0211/19** Decision Date: 02/04/2015**Proposal:** To reduce two lime tree's in height and width located within the garden. The tree's are located approx. 2 foot from the highway which is a main bus route. (a balance crown reduction of two trees by 30%)**Location:** TY- BWLLFA, FARM ROAD, GELLI, PENTRE, CF41 7NR**Llwynypia****15/0095/09** Decision Date: 01/04/2015**Proposal:** Certificate of lawful development for a single storey rear extension and internal modifications with new vehicular access and hardstand.**Location:** STATION HOUSE, TAFF COTTAGES, LLWYNYPIA, TONYPANDY, CF40 2JH**Cwm Clydach****15/0138/10** Decision Date: 24/03/2015**Proposal:** Erection of two dwellings.**Location:** LAND AT SUNNY BANK, CLYDACH VALE, TONYPANDY. CF40 2RT.**Tonypandy****15/0203/10** Decision Date: 26/03/2015**Proposal:** Single storey extension to kitchen.**Location:** COMPTON HOUSE, COMPTON ROAD, TONYPANDY, CF40 1BE**Trealaw****14/1696/10** Decision Date: 26/03/2015**Proposal:** Dog shed/tool shed and an aviary. (Retrospective)**Location:** 15 BUCKLEY ROAD, TREALAW, TONYPANDY, CF40 2LW**Ynysir****15/0061/10** Decision Date: 30/03/2015**Proposal:** Environmental Improvement Works**Location:** HEOL Y TWYN, WATTSTOWN, CF39 0PT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/03/2015 and 03/04/2015****Report for Development Control Planning Committee****Ferndale**

- 15/0160/10** Decision Date: 26/03/2015
Proposal: Two storey side extension and single storey sitting room. (Amended plans received 06/03/15)
Location: 1 GLYNVIEW PLACE, BLAENLLECHAU, FERNDALE, CF43 4NR

- 15/0209/10** Decision Date: 01/04/2015
Proposal: Construction of a domestic garage.
Location: 22 BRYNGOLEU CRESCENT, FERNDALE, CF43 4LT

Maerdy

- 15/0172/10** Decision Date: 27/03/2015
Proposal: Installation of external wall insulation with painted render finish
Location: MAERDY COURT, MAERDY ROAD, MAERDY, FERNDALE, CF43 4BT

Glyncoch

- 14/1668/15** Decision Date: 02/04/2015
Proposal: Variation of condition 1 of outline approval 10/0119/15 for residential development, to extend the time period for submission for a further five years.
Location: LAND WEST OF ASHGROVE, YNYSYBWL ROAD, PONTYPRIDD,

Town (Pontypridd)

- 14/1568/09** Decision Date: 26/03/2015
Proposal: Application for a lawful development certificate for an existing use as a 12 bed direct access hostel with associated internal alterations.
Location: ADREF DIRECT ACCESS HOSTEL, 11-11A MILL STREET, PONTYPRIDD, CF37 2SN

Trallwn

- 15/0120/10** Decision Date: 23/03/2015
Proposal: Single storey rear extension.
Location: 27 WINGFIELD CLOSE, PONTYPRIDD, CF37 4AB

Rhondda

- 15/0146/10** Decision Date: 26/03/2015
Proposal: Rear extension to first and ground floor detached garage.
Location: 46 ROSSER STREET, MAESYCOED, PONTYPRIDD, CF37 1EB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/03/2015 and 03/04/2015****Report for Development Control Planning Committee****Rhydyfelin Central****15/0129/10** Decision Date: 01/04/2015**Proposal:** 2 storey side extension.**Location:** 36 DYFFRYN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5RU**Hawthorn****15/0023/10** Decision Date: 31/03/2015**Proposal:** Remodelling of building including complete first floor extension and re-building of small outbuilding. (Amended Location Address - 10/02/15)**Location:** PENYGROES BUNGALOW, EGLWYSILAN ROAD, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7UU**Ffynon Taf****15/0045/15** Decision Date: 30/03/2015**Proposal:** Removal of code for sustainable homes conditions 21, 22, 23 of planning application 13/0678 (construction of 1 No. residential dwelling with garage)**Location:** 1 PARC-Y-NANT, NANTGARW, TAFFS WELL, CARDIFF CF15 7TS**15/0052/09** Decision Date: 26/03/2015**Proposal:** Application for a Lawful Development Certificate for a proposed use (single storey rear extension).**Location:** 114 GLAN-Y-FFORDD, TAFFS WELL, CARDIFF, CF15 7SP**15/0094/10** Decision Date: 30/03/2015**Proposal:** Application for a new residential dwelling and associated works (resubmission)**Location:** LAND ADJACENT TO 33 GLAN-Y-FFORDD, TAFFS WELL, CARDIFF, CF15 7SH**Church Village****15/0002/10** Decision Date: 01/04/2015**Proposal:** Conservatory to rear.**Location:** 3 LISTER CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GL**Tonteg****15/0105/10** Decision Date: 26/03/2015**Proposal:** Two storey side extension.**Location:** 48 THE DELL, TONTEG, PONTYPRIDD, CF38 1TG**15/0157/10** Decision Date: 24/03/2015**Proposal:** Garage conversion, ground floor extension and first floor extension inc. dormer extensions.**Location:** 15 CARDIGAN CLOSE, TONTEG, PONTYPRIDD, CF38 1LB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 23/03/2015 and 03/04/2015

Report for Development Control Planning Committee

Town (Llantrisant)

15/0058/10

Decision Date: 27/03/2015

Proposal: Outbuilding to be used for storage purposes in association with the use of number 60 High Street. (Amended description 5/2/14)

Location: LAND TO THE REAR OF 58-60 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BR

Talbot Green

14/1607/01

Decision Date: 26/03/2015

Proposal: 1 no. new fascia sign and 2 no. high level signs.

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

Total Number of Delegated decisions is 34

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/03/2015 and 03/04/2015

Report for Development Control Planning Committee

Llantwit Fardre

15/0036/10 Decision Date: 23/03/2015

Proposal: Single storey rear extension and front porch.

Location: 124 ST ANNES DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PD

Reason: 1 By virtue of the reduction in available off-street parking space to the front of the dwelling, the proposed development would generate additional on-street parking and additional vehicular reversing movements to the detriment of highway and pedestrian safety, and the free flow of traffic. Therefore the proposed development is considered not to comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance.

Total Number of Delegated decisions is 1

Rhondda Cynon Taf County Borough Council Development Control Enforcement – March 2015

Cases

Received	40
Resolved	48
12 week target (70%)	69%
Complainant acknowledged	85%
Site visit	81%
Case priority	29 (Priority 2) 11 (Priority 3)

Source

Anonymous	9
Councillor	5
Internal/pro-active	7
Public	19

Type

Advert	4	Breach of condition	3
Engineering operations	3	Conservation Area	2
Change of use	12	Not in accordance	1
Householder	10	Operational development	5

Resolution

Remedied	16
No breach	16
Not expedient	-
Planning application	13
Notice served	2 (enforcement notice) 1 (breach of condition notice)

Rhondda Cynon Taf County Borough Council Development Control Enforcement – Delegated decisions March 2015

EN/13/00125

Location: The Potting Shed, Llantrisant
Breach: The inclusion of a retail shop (homewares) and cafe to the existing timber merchants

Decision: Enforcement Notice (to cease the retail shop and cafe)

Reason: 1. The retail and cafe uses are contrary to Policy AW 2 of the Rhondda Cynon Taf Local Development Plan in that they represent development in an unsustainable location. They are contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan in that the development is not accessible to the local and wider community by a range of sustainable modes of transport, and they are contrary to Policy AW11 of the Rhondda Cynon Taf Local Development Plan in that there is a lack of marketing of the employment land for its established use.

2. The retail and cafe uses are contrary to Paragraph 10.3.1 of Planning Policy Wales as they are considered to be best located in a town centre. There is no evidence which has been submitted of a sequential approach to site selection for the retail and cafe uses.

EN/15/00071

Location: Land opposite 15-16 Arfryn Terrace, Tylorstown
Breach: Garage

Decision: Enforcement Notice (to either remove the garage or re-build in accordance with 14/0092)

Reason: 1. By virtue of its excessive scale, the garage is considered to have a detrimental impact on the character and appearance of the area contrary to Policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

EN/15/00100

Location: Land rear of St Lukes Avenue, Rhydyfelin (Persimmon)
Breach: Hours of operation (condition 6 – 13/0721)

Decision: Breach of Condition Notice (to comply with standard hours of operation)

Reason: In the interest of neighbouring residential amenity (noise and disturbance)
