

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
16 JULY 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.10
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 22/06/2015 and 03/07/2015.

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 (Committee 16/07/15)

APPLICATION NO: 14/1415/10 (MF)
APPEAL REF: A/15/3069980
APPLICANT: Mr A Denning
DEVELOPMENT: Decked area constructed at the back garden of the property spanning from the back wall to the garden 2.5m x 3m (Retrospective)
LOCATION: 79 ABERCYNON ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4NG.
APPEAL RECEIVED: 24/06/2015
APPEAL START DATE: [02/07/2015](#)

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: 22/06/2015 and 03/07/2015

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

15/0558/10 Decision Date: 24/06/2015
Proposal: To change an existing room from a Post Office to a single living room with entrance corridor.
Location: 4A DARE ROAD, CWMDARE, ABERDARE, CF44 8UB

15/0619/08 Decision Date: 03/07/2015
Proposal: Construction of new external lift and relocation of existing walls.
Location: PARK LANE SPECIAL SCHOOL, PARK LANE, TRECYNON, ABERDARE, CF44 8HN

Cwmbach

15/0637/10 Decision Date: 03/07/2015
Proposal: Installation of 2 air conditioning units to rear.
Location: UNIT 3A RIVERSIDE RETAIL PARK, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

15/0638/01 Decision Date: 03/07/2015
Proposal: New signage scheme - one fascia sign, one projecting sign and two internal window graphics.
Location: UNIT 3A RIVERSIDE RETAIL PARK, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

Mountain Ash East

15/0480/10 Decision Date: 02/07/2015
Proposal: Demolition of existing structurally defective domestic garage and reconstruction
Location: LAND ADJACENT TO NO. 45 CARDIFF ROAD, MOUNTAIN ASH CF45 4HD

Abercynon

15/0534/10 Decision Date: 30/06/2015
Proposal: 1st floor extension over existing kitchen/dining area.
Location: 42 JENKIN STREET, ABERCYNON, MOUNTAIN ASH, CF45 4UL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/06/2015 and 03/07/2015****Report for Development Control Planning Committee****Treherbert**

15/0627/10 Decision Date: 03/07/2015
Proposal: Erection of a detached garage at the rear.

Location: 25 STUART STREET, TREHERBERT, TREORCHY, CF42 5PR

15/0629/10 Decision Date: 03/07/2015
Proposal: Single storey extension to rear

Location: COED EBRILL, 2 TYDRAW TERRACE, TYNEWYDD, TREHERBERT, CF42 5DF

Pentre

15/0345/10 Decision Date: 25/06/2015
Proposal: Single detached garage with blockwork construction and flat roof. (Amended plans received 30/04/15)

Location: LAND TO REAR OF 23 CLARENCE STREET, TON PENTRE, CF41 7LP.

15/0572/10 Decision Date: 24/06/2015
Proposal: A3 use of existing shop unit for seating area for connecting food business.

Location: 33 YSTRAD ROAD, YSTRAD, PENTRE, CF41 7PH

Ystrad

15/0600/10 Decision Date: 03/07/2015
Proposal: Change of Use from Industrial Unit (B class) to a Personal Training Unit (D2 fitness use) - thereby allowing the extension/enlargement of the existing fitness studio within Unit 41

Location: UNIT 43 TAPPER, GELLI INDUSTRIAL ESTATE, GELLI, PENTRE, CF41 7UW

Cwm Clydach

15/0628/10 Decision Date: 03/07/2015
Proposal: Two storey full width extension and a detached garage.

Location: 52A MARIAN STREET, CLYDACH VALE, TONYPANDY, CF40 2DW

Porth

15/0320/10 Decision Date: 25/06/2015
Proposal: New shop front (as approved ref: 11/1308/10) and conversion of first floor into 2 no. one bed flats.

Location: 11 HANNAH STREET, PORTH, CF39 9PU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/06/2015 and 03/07/2015

Report for Development Control Planning Committee

Tylorstown

15/0458/10 Decision Date: 29/06/2015

Proposal: Construction of a conservatory.

Location: 11 PENRHYS ROAD, TYLORSTOWN, FERNDALE, CF43 3BB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/06/2015 and 03/07/2015****Report for Development Control Planning Committee****Cilfynydd****15/0497/10**

Decision Date: 25/06/2015

Proposal: Change of use from shop to dwelling house, works to include external alterations including the replacement of the existing shop frontage.**Location:** 36 RICHARD STREET, CILFYNYDD, PONTYPRIDD, CF37 4NP**Town (Pontypridd)****15/0688/10**

Decision Date: 03/07/2015

Proposal: Installation of new shop front and retention of single ground floor retail unit and refurbishment of external elevations.**Location:** JOHN FRAZER, 56 - 58 TAFF STREET, PONTYPRIDD, CF37 4TD**Trallwn****15/0563/10**

Decision Date: 23/06/2015

Proposal: First floor bedroom extension (amended plans received 1st June 2015)**Location:** 43 SION STREET, PONTYPRIDD, CF37 4SD**Rhondda****15/0509/13**

Decision Date: 25/06/2015

Proposal: One detached dwelling. (Outline application)**Location:** PLOT 9, DANYLAN ROAD, MAESYCOED, PONTYPRIDD, CF37 1ES**15/0516/10**

Decision Date: 26/06/2015

Proposal: Aluminium fencing enclosing existing allotment (retrospective).**Location:** LAND TO THE REAR OF 26-40 LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU**Hawthorn****15/0533/10**

Decision Date: 03/07/2015

Proposal: Bungalow extension (including attic accommodation at first floor)**Location:** TY BACH, HEOL-Y-BWNSI, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7TF**Llantwit Fardre****15/0578/10**

Decision Date: 23/06/2015

Proposal: Single storey full width extension to rear**Location:** 8 HEOL-Y-MAES, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EZ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 22/06/2015 and 03/07/2015

Report for Development Control Planning Committee

Pontyclun

15/0495/10

Decision Date: 03/07/2015

Proposal:

Single story extension to the rear of the property.

Location:

4 ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH

15/0625/10

Decision Date: 01/07/2015

Proposal:

The conversion and extension of four bedroom house into two apartments. Also the provision of off street parking at rear.

Location:

10 STATION TERRACE, PONTYCLUN, CF72 9ES

15/0639/09

Decision Date: 03/07/2015

Proposal:

Certificate of Lawful Development application for proposed single and two storeys extensions to rear of existing residential property. In accordance with Permitted Development Guidelines

Location:

25 HEOL MISKIN, PONTYCLUN, CF72 9AJ

Llanharry

15/0398/10

Decision Date: 24/06/2015

Proposal:

Conversion of integral garage into additional kitchen & living space.

Location:

75 TREM Y GARTH, LLANHARRY, PONTYCLUN, CF72 9NL

Total Number of Delegated decisions is 25

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 22/06/2015 and 03/07/2015

Report for Development Control Planning Committee

Cwmbach

15/0604/10 Decision Date: 01/07/2015

Proposal: Retention of balcony, pagoda and decking, glass canopy over doors as indicated on submitted plans

Location: FFYNON -Y- GOG FARM, CEFNPENNAR, MOUNTAIN ASH, CF45 4EE

Reason: 1 By virtue of its scale, form and design, the first floor balcony is both visually intrusive and detrimental to the rural character of the site and the surrounding area, which is designated as a Special Landscape Area. Furthermore, this development detracts from the existing building, which is considered to be of historic merit.

As such, the retention of the development would be contrary to Policies AW5, AW6, AW7 and NSA25 of the Rhondda Cynon Taf Local Development Plan

Aberaman South

15/0595/10 Decision Date: 29/06/2015

Proposal: Residential garden extension with associated 1800mm timber close board fencing to match existing (retrospective).

Location: 20 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

Reason: 1 By virtue of its prominent position and adverse visual impact on the surrounding area, the fencing is considered to be an incongruous and detrimental addition to the street scene; and as such, does not comply with Policies AW5 and AW6 of the adopted Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 2

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

Cases

Received	51
Resolved	44
12 week target (70%)	77%
Complainant acknowledged	95%
Site visit	95%
Case priority	0 (Priority 1) 24 (Priority 2) 27 (Priority 3)

Source

Anonymous	3
Councillor	10
Internal/pro-active	3
Public	34
AM/MP	1

Type

Advert	3	Breach of condition	1
Engineering operations	6	TPO	0
Change of use	8	Not in accordance	2
Householder	26	Operational development	1
Demolition	0	Untidy land	4

Resolution

Remedied	15
No breach	23
Not expedient	1
Planning application	5
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions (June
2015)

EN/13/00446

Location: 19 Manor Hill, Miskin (Pontyclun)

Breach: Extension larger than approved plans (reference 13/0227)

Decision: To take no further action in the matter.

Reason: The eaves and ridge of the extension were constructed 400mm and 500mm (respectively) larger than the approval. Although this was enough to constitute a material alteration to the permission, it was not considered that the visual impact of the changes was significant and it was therefore inexpedient to take any further action.

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 JULY 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