

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
20 AUGUST 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 27/07/2015 and 05/08/2015.

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.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/07/2015 and 05/08/2015****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

15/0758/15 Decision Date: 30/07/2015
Proposal: Variation of Condition No. 1 of approved consent ref. 10/0424/10 to extend the consent for a further 5 years.
Location: 17 CHURCH AVENUE, LLWYDCOED, ABERDARE, CF44 0UR

15/0780/10 Decision Date: 03/08/2015
Proposal: First floor rear extension (Retrospective)
Location: 29 BRONCYNON TERRACE, CWMDARE, ABERDARE, CF44 8RL

15/0801/10 Decision Date: 31/07/2015
Proposal: Single storey side extension.
Location: 31-32 ASH GROVE, TRECYNON, ABERDARE, CF44 8EH

Aberdare East

15/0775/10 Decision Date: 03/08/2015
Proposal: Two storey and single storey extension to rear of property.
Location: 1 MAELGWYN TERRACE, GADLYS, ABERDARE, CF44 8AU

15/0872/30 Decision Date: 03/08/2015
Proposal: The existing track will be widened and improved using the cut and fill technique using principles in the Forestry Civil Engineering Handbook - see supporting evidence for more details.
Location: ABERNANT FOREST ROAD, ABERNANT, ABERDARE

Cwmbach

15/0770/10 Decision Date: 28/07/2015
Proposal: Two storey extension to rear.
Location: 14 CONWAY DRIVE, CWMBACH, ABERDARE, CF44 0LL

Mountain Ash East

15/0582/10 Decision Date: 27/07/2015
Proposal: Two storey extension to rear of property with single storey element.
Location: 12 THE POPLARS, MOUNTAIN ASH, CF45 4LB

Mountain Ash West

15/0757/10 Decision Date: 30/07/2015
Proposal: Change of use from offices to veterinary practice on ground floor and self-contained flat to upper floor.
Location: 40 OXFORD STREET, MOUNTAIN ASH, CF45 3HB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/07/2015 and 05/08/2015

Report for Development Control Planning Committee

Ynysybwl

15/0760/10 Decision Date: 27/07/2015

Proposal: Two storey extension.

Location: 15 GER-Y-AFON, YNYSYBWL, PONTYPRIDD, CF37 3JD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/07/2015 and 05/08/2015

Report for Development Control Planning Committee

Treherbert

15/0732/10 Decision Date: 27/07/2015

Proposal: New shop front.

Location: 137 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

Cwm Clydach

15/0685/10 Decision Date: 30/07/2015

Proposal: One two bedroom house with detached garage. One three bedroom house with detached garage.

Location: 81-85 MARIAN STREET. CLYDACH VALE, TONYPANDY, CF40 2DL

Penygraig

15/0530/15 Decision Date: 03/08/2015

Proposal: Variation of condition 1 of planning approval 10/0827/10, to extend the period of time to begin works for a further five years.

Location: LAND ADJACENT TO 1 GRAIG-YR-EOS, PENYGRAIG, TONYPANDY.

Ferndale

15/0292/12 Decision Date: 29/07/2015

Proposal: Listed Building Consent for the installation of fire escape staircase to elevation 'A' with the removal of two windows and replaced by framed ledged and braced doors.

Location: PENUEL METHODISTIAID CALFINAIDD, DUFFRYN STREET, FERNDALE

Rhondda

15/0559/10 Decision Date: 04/08/2015

Proposal: Extend existing garage and convert to annex accommodation in association with main dwelling.

Location: PEN Y BRYN, KINGSWOOD, MAESYCOED, PONTYPRIDD, CF37 1QE

15/0699/10 Decision Date: 03/08/2015

Proposal: Detached garage and store

Location: ASHFIELD, BARRY ROAD, PONTYPRIDD, CF37 1HY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 27/07/2015 and 05/08/2015****Report for Development Control Planning Committee****Ffynon Taf**

15/0697/01 Decision Date: 05/08/2015
Proposal: Retention of signage scheme including fascia sign above shopfront, flat advertisement panel to side elevation and flat banner to rear
Location: JOHN MILLS NEWSAGENT, 1 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RA

15/0698/10 Decision Date: 05/08/2015
Proposal: Retention of new shop front
Location: JOHN MILLS NEWSAGENT, 1 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RA

15/0702/10 Decision Date: 03/08/2015
Proposal: Proposed alterations to the external finishes.
Location: FRANKIE AND BENNY'S RESTAURANT AND BAR, HEOL YR ODYN, TREFOREST INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7QX

15/0741/10 Decision Date: 27/07/2015
Proposal: Demolition of existing shop and construction of 1 no. residential dwelling.
Location: 2A CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RE

Llantwit Fardre

15/0803/10 Decision Date: 31/07/2015
Proposal: Garden shed.
Location: AGRICULTURAL DWELLING, LLEST FARM, OFF CROESCADE LANE, LLANTWIT FARDRE, CF38 2PW

Tonteg

15/0687/10 Decision Date: 30/07/2015
Proposal: Replacement stables building
Location: THE WARREN, HEOL-Y-CAWL, TONTEG, PONTYPRIDD, CF38 1SR

15/0761/10 Decision Date: 30/07/2015
Proposal: Demolition of existing porch and rear conservatory and construction of new porch and single storey rear extension.
Location: 13 CEDAR CRESCENT, TONTEG, PONTYPRIDD, CF38 1NT

Llanharry

15/0675/10 Decision Date: 27/07/2015
Proposal: Conservatory extension to rear of existing premises (single storey).
Location: 54 COED MIERI, TYLA GARW, PONTYCLUN, CF72 9UW

Total Number of Delegated decisions is 23

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 27/07/2015 and 05/08/2015****Report for Development Control Planning Committee****Abercynon****14/1292/13** Decision Date: 03/08/2015**Proposal:** Outline application to construct two dwellings (semi detached) (amended location plan received 10/06/15)**Location:** LAND AT JUNCTION OF GLAMORGAN STREET AND ABERCYNON ROAD, PENRHIWCEIBER, MOUNTAIN ASH**Reason: 1** The proposed development represents unjustified development outside the defined settlement boundary in an unsustainable location. The proposal is therefore contrary to policies CS1, AW2, AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.**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 proposed development will result in on-street parking creating traffic hazards to the detriment of highway safety and free flow of traffic on Glamorgan Street in close proximity to the road bend to the detriment of safety to all highway users.

The proposed development will generate additional vehicular turning movements in close proximity to the nearby road bend / road junction, to the detriment of highway safety and free flow of traffic.

In the absence of continuous pedestrian links leading to the proposed, the development would result in pedestrians being forced to walk in the carriageway in close proximity to the road bend to the detriment of safety of highway users.

Reason: 3 Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon the ecology on and adjacent to the application site. As such the proposal is contrary to the provisions of Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.**Brynna****15/0784/10** Decision Date: 04/08/2015**Proposal:** Detached garage.**Location:** HOLMESDALE, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG**Reason: 1** The proposed garage, arising from its siting and design would result in a harmful and inappropriate intrusion within the existing street scene to the detriment of the existing character and appearance of the locality. The development proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 2

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

Cases

Received	50
Resolved	45
12 week target (70%)	71%
Complainant acknowledged	91%
Site visit	90%
Case priority	0 (Priority 1) 34 (Priority 2) 16 (Priority 3)

Source

Anonymous	4
Councillor	14
Internal/pro-active	5
Public	27
AM/MP	0

Type

Advert	1	Breach of condition
5		
Engineering operations	2	TPO
0		
Change of use	8	Not in accordance
1		
Householder	12	Operational development
6		
Conservation area	1	Untidy land
14		

Resolution

Remedied	16
No breach	17
Not expedient	0
Planning application	11
Notice served	1

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

EN/12/00275

Location: The Yard, James Street, Treforest
Breach: Timber sales

Decision: Enforcement notice (to cease the retail use)
Reason: The business is operating from a rear lane which has highway safety implications, and due to the proximity of the houses, there are amenity concerns due to the noise and disturbance of customers and deliveries.

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 AUGUST 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