

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT CONTROL
COMMITTEE
17 APRIL 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 8
INFORMATION FOR MEMBERS PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 24/03/2014 and 04/04/2014.

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

2. RECOMMENDATION

That Members note the information.

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APPEALS RECEIVED

APPLICATION NO: 13/0524/10 (BHJ)
APPEAL REF: A/14/2213424 RCT/AP.1151
APPLICANT: Dr M Miah
DEVELOPMENT: Alterations to means of enclosure and access for an existing use
LOCATION: THE RED LOUNGE RESTAURANT AND LICENSED BAR, 71 WOOD ROAD, TREForest, PONTYPRIDD
APPEAL RECEIVED: 07/02/2014
APPEAL START DATE: 13/03/2014

APPLICATION NO: 13/0841/10 (MF)
APPEAL REF: A/14/2215365 AP.1154
APPLICANT: Mrs. A Ball
DEVELOPMENT: Erection of a single storey extension to the rear
LOCATION: 16 JEFFREY STREET, CAEGARW, MOUNTAIN ASH
APPEAL RECEIVED: 13/03/2014
APPEAL START DATE: 24/03/2014

APPLICATION NO: 13/0966/10 (LE)
APPEAL REF: A/14/2214117 AP.1153
APPLICANT: Miss J Garcia
DEVELOPMENT: Proposed two storey extension to rear of property, in addition to internal remodeling at ground and first floor level, proposed construction of first floor habitable bedroom above existing ground floor garage
LOCATION: 11 ST ANNES COURT, TALYGARN, PONTYCLUN
APPEAL RECEIVED: 19/02/2014 - APPEAL AGAINST CONDITION IMPOSED
APPEAL START DATE: 21/03/2014

APPLICATION NO: 13/1031/10 (MF)
APPEAL REF: A/14/2215269 AP.1152
APPLICANT: Mrs. J Walsh
DEVELOPMENT: Raised Patio (Retrospective)
LOCATION: 16 BASSETT STREET, ABERCYNON, MOUNTAIN ASH
APPEAL RECEIVED: 12/03/2014
APPEAL START DATE: 17/03/2014

APPLICATION NO: 13/1169/10 (BJW)
APPEAL REF: 14/A/2215730 AP.1156
APPLICANT: Mr. V Davies
DEVELOPMENT: Two storey rear extension on Bryn Ysgol & Ty Mizpah
LOCATION: BRYN YSGOL & TY MIZPAH, PENRHIWFER ROAD, PENRHIWFER, TONYPANDY
APPEAL RECEIVED: 20/03/2014
APPEAL START DATE: 01/04/2014

APPLICATION NO: 13/1215/10 (EL)
APPEAL REF: A/14/2215910 AP.1155
APPLICANT: Hoffi Coffi Ltd
DEVELOPMENT: First floor addition over existing coffee shop to provide 7 no. student bed-sits and 1 no. communal lounge and kitchen
LOCATION: HOFFI COFFI, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW
APPEAL RECEIVED: 31/03/2014
APPEAL START DATE: 31/03/2014

APPEAL DECISIONS RECEIVED

APPLICATION NO: 12/1161/01 (EL)
APPEAL REF: H/13/2193140 AP.1120
APPLICANT: Primesight Ltd
DEVELOPMENT: Two internally illuminated double sided free standing display units (Advert Consent)
LOCATION: PENRHOS SERVICE STATION, CAERPHILLY ROAD, NANTGARW, TAFFS WELL
DECIDED: 24/12/2012
DECISION: Refuse
APPEAL RECEIVED: 15/02/2013
APPEAL DECIDED: 27/03/2014
APPEAL DECISION: Dismiss

APPLICATION NO: 13/0789/10 (KL)
APPEAL REF: A/13/2209639 AP.1142
APPLICANT: Mr. L Semmens
DEVELOPMENT: Conservatory
LOCATION: 67 EXCELSIOR TERRACE, MAERDY, FERNDALE
DECIDED: 12/09/2013
DECISION: Refuse
APPEAL RECEIVED: 29/11/2013
APPEAL DECIDED: 27/03/2014
APPEAL DECISION: Dismiss

ENFORCEMENT NO: EN/13/00281 (PM)
APPEAL REF: C/13/2204605 RCT/AP/ENF.115
APPLICANT: Mr. Olatubo Okusanya
REASON FOR ISSUE: Without planning permission the change of use from dwelling house to a mixed use as a dwelling house and a food storage and associated delivery business
LOCATION: 98 QUEEN STREET, TREFOREST, PONTYPRIDD
APPEAL RECEIVED: 28/08/2013
APPEAL DECIDED: 19/12/2103
APPEAL DECISION Allowed and planning permission is granted subject to conditions

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: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****13/1259/10** Decision Date: 24/03/2014**Proposal:** Subdivision of property to create a two bedroom apartment and two bedroom dwelling, single storey extension to basement with parking on top and rear porch to ground floor (Amended site plan received)**Location:** 47A HARRIET STREET, TRECYNON, ABERDARE, CF44 8PL**14/0167/10** Decision Date: 03/04/2014**Proposal:** Reduce size of garage, build new shower room and add to existing access ramped area at front door.**Location:** 16 PARK LANE, TRECYNON, ABERDARE, CF44 8HN**14/0221/10** Decision Date: 28/03/2014**Proposal:** First floor bedroom and bathroom extension over the existing kitchen and alterations.**Location:** 3 DARE ROAD, CWMDARE, ABERDARE, CF44 8UB**Aberdare East****14/0015/10** Decision Date: 25/03/2014**Proposal:** First floor garage extension and conversion of garage to include first floor living accommodation**Location:** SUMMERFIELD HOUSE, PLASDRAW PLACE, ABERDARE, CF44 0NS**Mountain Ash West****13/1247/10** Decision Date: 04/04/2014**Proposal:** Conversion of ground floor storage unit to self contained flat.**Location:** 3 DYFFRYN STREET, MOUNTAIN ASH, CF45 3NU**14/0147/10** Decision Date: 02/04/2014**Proposal:** Demolition of existing rear extensions and construction of two storey rear extension.**Location:** 19 STREAM STREET, MOUNTAIN ASH, CF45 3LL**Penrhiwceiber****14/0137/10** Decision Date: 24/03/2014**Proposal:** 2 storey rear extension**Location:** 3 MISKIN TERRACE, MOUNTAIN ASH, CF45 3UD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Abercynon**

14/0177/10 Decision Date: 03/04/2014

Proposal: Outside lift and associated works.**Location:** 188 BRYNTIRION, MOUNTAIN ASH, CF45 4PJ

14/0216/10 Decision Date: 28/03/2014

Proposal: Two storey extension to rear elevation and single storey side extension**Location:** 6 KING STREET, ABERCYNON, MOUNTAIN ASH, CF45 4UW**Ynysybwl**

14/0188/09 Decision Date: 01/04/2014

Proposal: Loft conversion with rear dormer.**Location:** 12 BROOKFIELD, YNYSYBWL, PONTYPRIDD, CF37 3HD

14/0237/10 Decision Date: 03/04/2014

Proposal: Single storey rear extension**Location:** 31 NEW ROAD, YNYSYBWL, PONTYPRIDD, CF37 3HA**Aberaman South**

14/0246/09 Decision Date: 24/03/2014

Proposal: Single storey extension for kitchen and bathroom (Certificate of Lawful Development)**Location:** 6 BEECH TERRACE, ABERCWMBOI, ABERDARE, CF44 6AN**Pentre**

14/0176/10 Decision Date: 03/04/2014

Proposal: Private detached garage. (Re-submission)**Location:** 31 CARNE STREET, PENTRE, CF41 7LQ**Trealaw**

14/0030/10 Decision Date: 02/04/2014

Proposal: Subdivision of dwelling into house and self contained maisonette**Location:** 101 MISKIN ROAD, TREALAW, TONYPANDY, CF40 2QN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Porth****13/1298/12** Decision Date: 01/04/2014**Proposal:** Installation of 1 no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.**Location:** NEWLOOK, 23 HANNAH STREET, PORTH, CF39 9RB**14/0136/09** Decision Date: 26/03/2014**Proposal:** Lean-to Shed**Location:** 18 CEMETERY ROAD, PORTH, CF39 0BH**Maerdy****14/0033/10** Decision Date: 03/04/2014**Proposal:** Rear extension and new ramped access.**Location:** 58 TAN-Y-BRYN, MAERDY, FERNDALE, CF43 4TP**Trallwn****14/0151/10** Decision Date: 24/03/2014**Proposal:** First floor rear extension over existing and change existing flat roof to pitched roof.**Location:** 110 BONVILSTON ROAD, TRALLWN, PONTYPRIDD, CF37 4RG**14/0245/10** Decision Date: 04/04/2014**Proposal:** Single storey extension.**Location:** 155 COEDPENMAEN CLOSE, PONTYPRIDD, CF37 4LE**Rhondda****13/1304/10** Decision Date: 26/03/2014**Proposal:** Rebuilding of dilapidated boundary wall and new hardstanding to accommodate allotment garden shed.**Location:** LAND TO THE REAR OF DANYLAN ROAD, MAESYCOED, PONTYPRIDD, CF37 1ES**Graig****14/0143/10** Decision Date: 26/03/2014**Proposal:** Single storey garage to side of property.**Location:** 8 LOWER ALMA TERRACE, GRAIG, PONTYPRIDD, CF37 1NL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Treforest****14/0104/10** Decision Date: 26/03/2014**Proposal:** Extend existing dwelling to create 2 separate dwellings.**Location:** FAIRVIEW, ST MICHAEL'S AVENUE, TREFOREST, PONTYPRIDD, CF37 1NS**Ffynon Taf****14/0133/10** Decision Date: 24/03/2014**Proposal:** First floor extension above garage and kitchen**Location:** 51 RHIW'R DDAR, TAFFS WELL, CARDIFF, CF15 7PA**Llantwit Fardre****14/0134/10** Decision Date: 04/04/2014**Proposal:** Roof extension for additional living space**Location:** 48 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BE**14/0139/10** Decision Date: 25/03/2014**Proposal:** Garage conversion.**Location:** 27 VIBURNUM RISE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JU**Tonteg****14/0222/10** Decision Date: 27/03/2014**Proposal:** Rear extension and conservatory.**Location:** 18 CHERITON GROVE, TONTEG, PONTYPRIDD, CF38 1PF**Tonyrefail West****13/0350/15** Decision Date: 01/04/2014**Proposal:** Variation of condition 1 of outline planning permission 05/1017 (dated 12 April 2010) to enable the period of time in which a reserved matters application can be submitted to 5 years, i.e. by 12 April 2015. (Outline**Location:** LAND AT PARC EIRIN, WILFRIED WAY, TONYREFAIL CF39 8JQ**Tonyrefail East****14/0079/10** Decision Date: 02/04/2014**Proposal:** Detached stable block.**Location:** LAND OPPOSITE GARTH STREET & ELY VALLEY ROAD, COEDEL, TONYREFAIL.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 24/03/2014 and 04/04/2014****Report for Development Control Planning Committee****Beddau****14/0038/10** Decision Date: 04/04/2014**Proposal:** Conversion of garage.**Location:** 23 WILLOW CLOSE, BEDDAU, PONTYPRIDD, CF38 2SJ**Town (Llantrisant)****14/0037/10** Decision Date: 02/04/2014**Proposal:** Conversion of integral garage into habitable room (Retrospective).**Location:** 22 CLOS CEFN GLAS, ROWAN GARDENS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS**Talbot Green****14/0129/10** Decision Date: 26/03/2014**Proposal:** Construction of retail pod.**Location:** TESCO EXTRA, GREEN PARK, TALBOT GREEN, PONTYCLUN, CF72 8RB**14/0130/01** Decision Date: 25/03/2014**Proposal:** Advertisement Consent to promote the brand and services of the retail pod**Location:** TESCO EXTRA, GREEN PARK, TALBOT GREEN, PONTYCLUN, CF72 8RB**14/0189/10** Decision Date: 04/04/2014**Proposal:** Rear dormer extension and increase in ridge height.**Location:** 29 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA**Pontyclun****14/0173/19** Decision Date: 01/04/2014**Proposal:** Trees are being pruned or felled for safety and/or to clear overhead cables. See report B J Unwin Forestry Consultancy 7th Feb 2014 for full details.**Location:** LAFARGE TARMAc LTD, SCHOOL ROAD, MISKIN, PONTYCLUN, CF72 8PG**14/0185/09** Decision Date: 24/03/2014**Proposal:** Single storey extension to rear**Location:** 6 YNYSDDU, PONTYCLUN, CF72 9UA

Total Number of Delegated decisions is 35

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 24/03/2014 and 04/04/2014

Report for Development Control Planning Committee

Town (Llantrisant)

13/0514/10

Decision Date: 03/04/2014

Proposal: To form car park/hard standing into garden off Erw Hir, Llantrisant.

Location: BRYN FFYNON BUNGALOW, HEOL-Y-PISTYLL, LLANTRISANT, PONTYCLUN, CF72 8BW

Reason: 1 Insufficient information has been submitted to enable an accurate assessment of the potential impact of the proposed development in terms of land instability. As such, the proposal conflicts with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 1

Planning Enforcement Activity : March 2014

Cases	Received		45			
	Resolved		29			
	Ongoing		289			
	12 week target (75%)		69%	Within 20	Outside 9	
	Complaint acknowledgement target		74%	Within 14	Outside 5	
	Site visit target		86%	Within 30	Outside 5	
	Priority	1	-			
2		27				
3		18				
Source	AM/MP		-			
	Anonymous		5			
	Councillor		7			
	Internal/Pro-Active		7			
	Public		26			
Type	Advert		4	Listed building/Con Area Consent	-	
	Engineering operations		5	Not in accordance with approved plans / pre-commence conditions	5	
	Change of use		12	Operational development	1	
	Householder		14	Unauthorised Tree Works	-	
	Breach of Condition Notice		4	S215 Untidy land / buildings	-	
Resolution	Remedied		16			
	No breach		8			
	Not expedient		-			
	Referred to Planning Officer		2			
	Planning application		3			
	Notice served	Enforcement		-		
		Breach of Condition		-		
S.215 (untidy land)		-				

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

17 APRIL 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