

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
21 AUGUST 2014**

**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 28/07/2014 and 07/08/2014.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
No Enforcement Delegated Decisions for this Committee.

2. RECOMMENDATION

That Members note the information.

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APPEALS RECEIVED

APPLICATION NO: 13/0547/10 (GD)
APPEAL REF: A/14/2217882 AP.1166
APPLICANT: Lidl UK GmbH
DEVELOPMENT: Demolition of existing buildings and redevelopment to provide a Lidl foodstore with associated car parking, access and servicing (revised site boundary received 20/11/2013)
LOCATION: RCTCBC, MILLFIELD DEPOT, RHONDDA RD, PONTYPRIDD, CF37 1HQ
APPEAL RECEIVED: 29/04/2014
APPEAL START DATE: 18/07/2014

APPLICATION NO: 13/0974/10 (GW)
APPEAL REF: A/14/2221248 AP.1165
APPLICANT: Mr C Monks
DEVELOPMENT: Construction of a detached house.
LOCATION: VACANT LAND OFF DYNEA ROAD, RHYDYFELIN, PONTYPRIDD.
APPEAL RECEIVED: 30/06/2014
APPEAL START DATE: 10/07/2014

APPLICATION NO: 13/1004/10 (GD)
APPEAL REF: A/14/2220374 AP.1167
APPLICANT: Rhondda Housing Association
DEVELOPMENT: Proposed residential development, new local centre, car parking and access
LOCATION: BRYNCAE INDUSTRIAL ESTATE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP
APPEAL RECEIVED: 11/06/2014
APPEAL START DATE: 23/07/2014

APPLICATION NO: 14/0223/10 (BJW)
APPEAL REF: A/14/2222842 AP.1168
APPLICANT: Autosek
DEVELOPMENT: To change use of forecourt from commercial vehicle sales to hand car wash.
LOCATION: COMMERCIAL CARAVANS, LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY
APPEAL RECEIVED: 28/07/2014
APPEAL START DATE: 06/08/2014

ENFORCEMENT NO: EN/14/00066 (PM)
APPEAL REF: C/14/2221518 RCT/AP/ENF.118
APPLICANT: Mrs C E Staddon-Evans
REASON FOR ISSUE: Without planning permission the siting of a storage container for building purposes.

LOCATION: LAND AT THE GROVE, OFF BRIDGEND ROAD,
LLANHARAN
APPEAL RECEIVED: 23/07/2014
APPEAL START DATE 0708/2014

APPEAL DECISIONS RECEIVED

APPLICATION NO: 13/0895/10 (GW)
APPEAL REF: A/14/2214070 AP.1149
APPLICANT: Mr P R Pope
DEVELOPMENT: Two detached houses.
LOCATION: LAND AT HEOL-Y- BEILIAU, LLANTRISANT, CF72 8ES.
DECIDED: 12/11/2013
DECISION: Refuse
APPEAL RECEIVED: 19/02/2014
APPEAL DECIDED: 24/07/2014
APPEAL DECISION: Dismiss

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 remodelling 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, CF72 9HH
DECIDED: 13/12/2013
DECISION: Grant – Appeal against Condition No.4
APPEAL RECEIVED: 19/02/2014
APPEAL DECIDED: 11/07/2014
APPEAL DECISION: Dismiss

APPLICATION NO: 13/1193/10 (EL)
APPEAL REF: A/14/2217011 AP.1157
APPLICANT: Mr M Lloyd
DEVELOPMENT: Change of use from nursing home to guest house (supporting statement received 09/01/14).
LOCATION: ABBEYFIELD SOCIETY, 115 HIGH STREET, MOUNTAIN ASH, CF45 3LN
DECIDED: 12/03/2014
DECISION: Refuse
APPEAL RECEIVED: 11/04/2014
APPEAL DECIDED: 06/08/2014
APPEAL DECISION: Allowed With Conditions

APPLICATION NO: 13/1215/10 (EL)
APPEAL REF: A/14/2215910 AP.1155
APPLICANT: Hoffi Coffe Ltd
DEVELOPMENT: First floor addition over existing coffee shop to provide 7 no.

LOCATION: student bed-sits and 1 no. communal lounge and kitchen.
HOFFI COFFI, BROOK STREET, TREFOREST,
PONTYPRIDD, CF37 1TW

DECIDED: 21/02/2014

DECISION: Refuse

APPEAL RECEIVED: 31/03/2014

APPEAL DECIDED: 21/07/2014

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: 28/07/2014 and 07/08/2014****Report for Development Control Planning Committee**

14/0947/03

Decision Date: 06/08/2014

Proposal: Erection of a single wind turbine, with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation and temporary construction compound (Consultation by Neighbouring**Location:** THE GRANGE, ST BRIDES SUPER ELY

Rhigos**14/0849/10**

Decision Date: 06/08/2014

Proposal: Shower room and bedroom extension.**Location:** 17 HEOL ESGYN, RHIGOS, HIRWAUN, ABERDARE, CF44 9BJ

Aberdare West/Llwydcoed**14/0353/10**

Decision Date: 29/07/2014

Proposal: Two detached houses and associated private drive and landscaping.**Location:** PLAS NEWYDD, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YF

14/0803/19

Decision Date: 28/07/2014

Proposal: 25% to 30% crown reduction of a Sycamore and Ash tree. (TPO 1959).**Location:** PLASMARL, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

14/0805/09

Decision Date: 29/07/2014

Proposal: Single storey extension**Location:** 3 BRYN TERRACE, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RB

Aberdare East**14/0659/10**

Decision Date: 30/07/2014

Proposal: Replacement shopfront and external alterations including dormer roof extensions and replacement of roof, chimney, render and windows. Internal alterations.**Location:** THE BEEHIVE, 11, 11A & 11B VICTORIA SQUARE, ABERDARE, CF44 7LA

14/0701/10

Decision Date: 06/08/2014

Proposal: Replacement shop front. Replacement of rear single storey extension. General improvements to external appearance of building.**Location:** E WEBBER AND SONS FISH MERCHANTS, 25 CANON STREET, ABERDARE, CF44 7AP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/07/2014 and 07/08/2014****Report for Development Control Planning Committee****Aberaman South****14/0721/10** Decision Date: 04/08/2014**Proposal:** Single storey extension to rear.**Location:** 4 GLYNHAFOD STREET, CWMAMAN, ABERDARE, CF44 6LD**14/0837/10** Decision Date: 07/08/2014**Proposal:** To extend existing garage at rear of no.11 Glanrhyd Street in order to create a larger garage space and a new utility room.**Location:** 11 GLANRHYD STREET, CWMAMAN, ABERDARE, CF44 6LB**Treorchy****14/0759/10** Decision Date: 01/08/2014**Proposal:** Demolition of existing garages and erection of three replacement domestic garages**Location:** LAND TO THE REAR OF 1-5 STATION ROAD, TREORCHY, CF42 6UA**Porth****14/0877/10** Decision Date: 04/08/2014**Proposal:** Two storey full width extension.**Location:** 32 PRIMROSE TERRACE, PORTH, CF39 9TH**Ferndale****14/0668/09** Decision Date: 04/08/2014**Proposal:** Use of the property for a single residential unit (Certificate of Lawful Development)**Location:** LADY PENRHYS, OAKLAND TERRACE, FERNDAL, CF43 4UD**Trallwn****14/0824/10** Decision Date: 31/07/2014**Proposal:** Single storey rear kitchen extension. (Amended location plan)**Location:** 111 BONVILSTON ROAD, TRALLWN, PONTYPRIDD, CF37 4RG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/07/2014 and 07/08/2014****Report for Development Control Planning Committee****Hawthorn****14/0332/10**

Decision Date: 30/07/2014

Proposal:

Construction of a log cabin office for business use for a dental technician

Location:

3 FOUNDRY HOUSES, UPPER BOAT, PONTYPRIDD, CF37 5BD

14/0452/10

Decision Date: 01/08/2014

Proposal:

First floor rear extension over existing single storey extension. (Amended plans received 08/07/14)

Location:

24 DE BARRI STREET, RHYDYFELIN, PONTYPRIDD, CF37 5HY

14/0596/23

Decision Date: 04/08/2014

Proposal:

Demolition of single storey communal building and two storey sheltered housing units at Library Close.

Location:

LIBRARY CLOSE, DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD

Ffynon Taf**14/0368/10**

Decision Date: 28/07/2014

Proposal:

Demolition of single storey element, replaced with 2 storey office extension and recladding of existing façades

Location:

UNIT 10, MOY ROAD INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7QR

14/0867/19

Decision Date: 28/07/2014

Proposal:

30% crown reduction of trees along boundary.

Location:

21 PARC-Y-NANT, NANTGARW, CARDIFF, CF15 7TJ

Llantwit Fardre**14/0680/10**

Decision Date: 01/08/2014

Proposal:

Two story extension to side of existing property.

Location:

37 LLANERCH GOED, CHURCH VILLAGE, PONTYPRIDD, CF38 2TB

Church Village**14/0827/10**

Decision Date: 01/08/2014

Proposal:

Single storey rear extension.

Location:

5 COED Y DYFFRYN, CHURCH VILLAGE, PONTYPRIDD, CF38 1TQ

Tonteg**14/0601/10**

Decision Date: 04/08/2014

Proposal:

Erection of a single storey side extension with garage conversion. (Amended elevation plan received 03/07/14)

Location:

12 TOWYN WAY, TONTEG, PONTYPRIDD, CF38 1NB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/07/2014 and 07/08/2014****Report for Development Control Planning Committee****Tonyrefail East****14/0729/09** Decision Date: 06/08/2014**Proposal:** Single storey side extension**Location:** 37 TYLCHA GANOL, TONYREFAIL, PORTH, CF39 8BX**Ty'n y Nant****14/0846/09** Decision Date: 06/08/2014**Proposal:** Single storey blockwork/render side extension to create utility area and the insertion of a skylight window**Location:** 13 WINDSOR GARDENS, BEDDAU, PONTYPRIDD, CF38 2PS**Town (Llantrisant)****14/0816/10** Decision Date: 07/08/2014**Proposal:** Two storey extension to provide new garden room to ground floor and new bedroom to first floor. Single storey extension to provide larger lounge and new porch. Plus associated external works. (Amended plans received**Location:** HILLCROFT, RHIWSAESON, LLANTRISANT, PONTYCLUN, CF72 8NX**Pontyclun****14/0618/10** Decision Date: 01/08/2014**Proposal:** Two storey extension to create 2 flats, and associated works.**Location:** OLD SCHOOL HOUSE, SCHOOL STREET, PONTYCLUN, CF72 9FF**14/0752/10** Decision Date: 29/07/2014**Proposal:** Increase in height of boundary fencing.**Location:** 1 ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH**14/0786/31** Decision Date: 07/08/2014**Proposal:** Determination of Prior approval for replacement of existing 15m column mast antennas with new 15m column mast accommodating six no. antennas and single microwave dish.**Location:** LLYWNA FARM, LLANHARRY ROAD, PONTYCLUN, CF72 9DB**14/0808/09** Decision Date: 30/07/2014**Proposal:** Rear single storey extension.**Location:** 59 CLOS BRENIN, BRYNSADLER, PONTYCLUN, CF72 9GA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 28/07/2014 and 07/08/2014****Report for Development Control Planning Committee****Llanharry**

14/0409/10 Decision Date: 04/08/2014
Proposal: Change of use to extend residential garden curtilage and erection of fence alongside rear garden (Amended description and application form received 24th June 2014)
Location: 1 COED MIERI, TYLA GARW, PONTYCLUN, CF72 9UW

14/0930/09 Decision Date: 07/08/2014
Proposal: Certificate of Lawful Development Application for a rear extension
Location: 6 CWRT YWEN, LLANHARRY, PONTYCLUN, CF72 9GE

Llanharan

14/0834/10 Decision Date: 07/08/2014
Proposal: Rear two storey extension and changes to front elevation.
Location: THE HOLLIES, OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72 9FB

Brynna

14/0499/10 Decision Date: 28/07/2014
Proposal: Change of use of agricultural barn to MOT testing bay and workshop.
Location: LAND AT CAE BACH, ST MARY HILL, PENCOED, BRIDGEND, CF35 5HU.

14/0875/10 Decision Date: 04/08/2014
Proposal: Two storey side extension.
Location: 263 MEADOW RISE, BRYNNA, LLANHARAN, PONTYCLUN, CF72 9TQ

Total Number of Delegated decisions is 33

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 28/07/2014 and 07/08/2014****Report for Development Control Planning Committee****Trallwn****14/0702/10** Decision Date: 30/07/2014**Proposal:** Rebuild garage.**Location:** 3 HOSPITAL ROAD, THE COMMON, PONTYPRIDD, CF37 4AH

Reason: 1 The proposed development is considered to have a significant overbearing impact on those neighbouring properties to the rear of the application site. The development would also cause an unacceptable degree of overshadowing onto the neighbouring property to the rear, known as 29 Pencoed Avenue, thus having a considerable detrimental impact upon the residential amenity of the occupants of this property.

Given the above, the application is considered to conflict with Policy AW5 of the Rhondda Cynon Taff Local Development Plan (2011) and is therefore considered to be unacceptable in this respect.

14/0800/10 Decision Date: 07/08/2014**Proposal:** Construction of a first floor extension and rear porch.**Location:** 21 WEST STREET, TRALLWN, PONTYPRIDD, CF37 4PS

Reason: 1 The proposed development, in terms of its siting and resulting scale, would result in an overbearing form of development and a detrimental impact upon the amenity of the adjacent residential property. As such, the proposal conflicts with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 28/07/2014 and 07/08/2014

Report for Development Control Planning Committee

Aberdare East

14/0709/10

Decision Date: 31/07/2014

Proposal: Two storey domestic extension, internal and external alterations including loft extension and the relocation of an existing outbuilding.

Location: RYEFORD, ALEXANDRA GARDENS, ABERNANT, ABERDARE, CF44 0RH

Reason: 1 It is considered that the proposed development would have a significant detrimental impact on the character and appearance of the area, given its design, scale, mass, relationship with neighbouring dwellings and wider built environment.

The development is also considered to have a significant detrimental impact upon residential amenity of the surrounding neighbouring properties, specifically Pencopi and Maesygarth.

The application therefore does not comply with the relevant policies of the Local Development Plan (AW5 and AW6).

Mountain Ash West

14/0636/13

Decision Date: 05/08/2014

Proposal: Single detached dwelling and associated works

Location: PLOT ADJACENT TO 51 FOREST VIEW, GLENBOI, MOUNTAIN ASH, CF45 3DU.

Reason: 1 The proposed development by reason of its scale and proximity to the neighboring property to the north east (no. 43 Forest View), would result in an overbearing form of development to the significant detriment of the level of residential amenity currently enjoyed by those occupiers. As such the proposal is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Reason: 2 Insufficient information has been provided to accurately assess the potential impacts of the development upon the SINC (Site of Importance for Nature Conservation no. 38 St. Gwynno Forest), into which the application site extends. As such, the proposed development would be contrary to policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Planning Enforcement Activity : July 2014

Cases	Received		58		
	Resolved		48		
	Ongoing		300		
	12 week target (75%)		75%	Within 36	Outside 12
	Complaint acknowledgement target		97%	Within 33	Outside 1
	Site visit target		91%	Within 43	Outside 4
	Priority	1	-		
		2	27		
		3	31		
Source	AM/MP		-		
	Anonymous		8		
	Councillor		5		
	Internal/Pro-Active		8		
	Public		37		
Type	Advert		-	Listed building/Con Area Consent	-
	Engineering operations		2	Not in accordance with approved plans	2
	Change of use		10	Operational development	3
	Householder		26	S106	-
	Breach of Condition Notice		7	S215 Untidy land / buildings	8
Resolution	Remedied		16		
	No breach		22		
	Not expedient		-		
	Referred to Planning Officer		-		
	Planning application		10		
	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

21 AUGUST 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