

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
5 FEBRUARY 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 11
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 05/01/2015 and 23/01/2015.

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

APPLICATION NO: 13/0558/10 (HH)
APPEAL REF: A/14/2229899 AP.1177
APPLICANT: K Richardson, S Simon and M Cotsen
DEVELOPMENT: Construction of 4 No. 4 bedroom dwellings (Amended plans received 12/03/14)
LOCATION: LAND TO THE REAR OF 58 - 60 RHIW'R DDAR, TAFFS WELL, CF15 7PB.
APPEAL RECEIVED: 22/12/2014
APPEAL START DATE: 23/12/2014

APPEAL DECISIONS 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: RHONDDA CYNON TAF CBC, MILLFIELD DEPOT, RHONDDA ROAD, PONTYPRIDD, CF37 1HQ
DECIDED: 25/02/2014
DECISION: Refuse
APPEAL RECEIVED: 29/04/2014
APPEAL DECIDED: 19/12/2014
APPEAL DECISION: Allowed With Conditions

APPLICATION NO: 13/0960/10 (DB)
APPEAL REF: A/14/2222848 AP.1171
APPLICANT: Mrs Shan Farr
DEVELOPMENT: Installation of a 500kW wind turbine and associated infrastructure. (Revised Landscape and Visual Impact Assessment received 16.04.2014)
LOCATION: BWLLFA FARM, PENTRE, CF41 7NY
DECIDED: 14/07/2014
DECISION: Refuse
APPEAL RECEIVED: 29/07/2014
APPEAL DECIDED: 19/12/2014
APPEAL DECISION: Allowed With Conditions

APPLICATION NO: 14/0148/19 (HE)
APPEAL REF: 515969 AP.1160
APPLICANT: Mrs B Jones
DEVELOPMENT: Application for tree works subject to a preservation order (TPO) - felling of Oak, Beech and Sycamore trees.
LOCATION: 13 ASHGROVE, YNYSYBWL ROAD, PONTYPRIDD, CF37

DECIDED: 3DW
DECISION: 30/04/2014
DECISION: Refuse
APPEAL RECEIVED: 21/05/2014
APPEAL DECIDED: 18/12/2014
APPEAL DECISION: Dismiss

APPLICATION NO: 14/1099/10 (GH)
APPEAL REF: A/14/2227237 AP.1173
APPLICANT: Mr G Zehetmayr
DEVELOPMENT: Retrospective application for construction of secure fencing and the erection of a privacy screen above existing garage.
LOCATION: 69 MERTHYR ROAD, PONTYPRIDD, CF37 4DD
DECIDED: 30/09/2014
DECISION: Refuse
APPEAL RECEIVED: 13/10/2014
APPEAL DECIDED: 19/12/2014
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: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

14/1537/10 Decision Date: 08/01/2015
Proposal: Rear single storey extension, garage conversion, first floor side extension and internal alterations.
Location: 7 BRYN EITHIN, CWMDARE, ABERDARE, CF44 8SL

14/1551/10 Decision Date: 07/01/2015
Proposal: Single storey extension.
Location: LICHFIELD VILLA, WINDSOR STREET, TRECYNON, ABERDARE, CF44 8LL

Aberdare East

14/1170/12 Decision Date: 06/01/2015
Proposal: External works and fire escapes
Location: BOOT HOTEL, VICTORIA SQUARE, ABERDARE, CF44 7LB

14/1459/10 Decision Date: 12/01/2015
Proposal: Conversion of existing shop with living accommodation above into two self contained flats (Amended plans received 23rd December 2014).
Location: 61 MONK STREET, ABERDARE, CF44 7PA

14/1502/10 Decision Date: 15/01/2015
Proposal: Removal and replacement of 1 no. external ATM.
Location: HSBC, 55 CARDIFF STREET, ABERDARE, CF44 7DL

Cwmbach

14/1377/10 Decision Date: 21/01/2015
Proposal: Boundary wall.
Location: THE RANCH CATTERY, CWMBACH ROAD, ABERDARE, CF44 0PA

14/1595/09 Decision Date: 22/01/2015
Proposal: Certificate of Lawful Development for proposed single storey extension to rear.
Location: 22 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DH

Mountain Ash East

14/1552/10 Decision Date: 19/01/2015
Proposal: Demolition of existing domestic and commercial garages. Proposed new detached 2 storey, 4 bedroom dwelling with detached garage
Location: MAESYDDERWEN, THE TRIANGLE, MOUNTAIN ASH, CF45 4BA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee****Penrhiwceiber**

14/1501/10 Decision Date: 14/01/2015
Proposal: Demolish part of existing garage and erect new garage (Retrospective)
Location: 210 PENRHIWCEIBER ROAD, MOUNTAIN ASH, CF45 3UF

Ynysybwll

14/0378/10 Decision Date: 23/01/2015
Proposal: Operation of Livery establishment including partial change of use of agricultural building to 8 stables, construction of new menage and hardstanding (Amended and new plan received 16th December 2014)
Location: YSGUBOR FAWR, TIR Y GELLI FARM, LLANWONNO, YNYSYBWL, PONTYPRIDD, CF37 3PG

14/1531/10 Decision Date: 14/01/2015
Proposal: Two storey extension to rear
Location: 15 GER-Y-AFON, COED-Y-CWM, YNYSYBWL, PONTYPRIDD, CF37 3JD

Aberaman North

14/1517/10 Decision Date: 13/01/2015
Proposal: Lean to/upvc conservatory.
Location: 22 DAVIS STREET, ABERAMAN, ABERDARE, CF44 6UR

Aberaman South

14/1503/10 Decision Date: 15/01/2015
Proposal: Change of use from A1 fruit shop and warehouse to B1 offices at ground floor level and 1 no. residential flat C3 on first floor level.
Location: 34 BRONALLT TERRACE, ABERCWMBOI, ABERDARE, CF44 6BP

14/1564/10 Decision Date: 07/01/2015
Proposal: Side extension
Location: 28 BURNS STREET, CWMAMAN, ABERDARE, CF44 6HH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee****Treherbert**

14/1561/10 Decision Date: 14/01/2015
Proposal: Change of use from A1 (retail) to A2 (building society)
Location: 146 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

14/1597/10 Decision Date: 13/01/2015
Proposal: Construction of a detached garage at the rear.
Location: 113 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PA

14/1613/10 Decision Date: 13/01/2015
Proposal: Two storey extension for kitchen and bedroom.
Location: 40 DUMFRIES STREET, TREHERBERT, TREORCHY, CF42 5PP

Treorchy

14/1399/10 Decision Date: 05/01/2015
Proposal: Full refurbishment of existing shop to include new shop front, internal alterations and an extension to the roof (amended description 25/11/14)
Location: 4 PARK COTTAGES, PARK ROAD, CWMPPARC, TREORCHY, CF42 6HU

14/1465/10 Decision Date: 06/01/2015
Proposal: New shop front.
Location: 111 BUTE STREET, TREORCHY, CF42 6AU

Ystrad

14/1496/10 Decision Date: 21/01/2015
Proposal: Demolition of existing garages and erection of new garage for storage of funeral cars.
Location: LAND ADJACENT TO 1A, BROOK STREET, YSTRAD, CF41 7RB

Llwynypia

14/1321/10 Decision Date: 12/01/2015
Proposal: Change of use from A3 (Cafe) to D1 (Non-Residential Institution), ground floor only
Location: 103 PARTRIDGE ROAD, LLWYNYPPIA, TONYPANDY, CF40 2LU

Cwm Clydach

14/1419/15 Decision Date: 15/01/2015
Proposal: Variation of condition 1(C) of planning approval 11/0213/13 to extend the time limit for the submission of reserved matters for a further 3 years
Location: LAND ON OLD BUILDERS YARD, TAFF TERRACE, CLYDACH VALE, CF40 2BE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee****Tonypandy**

- 13/1110/10** Decision Date: 23/01/2015
Proposal: Change of use from a former car sales garage and buildings to office and commercial garages together with hand car wash and boundary fence.
Location: FORMER S.R. BABER GARAGE SITE, OLD NAVAL YARD, TYLACELYN ROAD, TONYPANDY, CF40 1JS
-
- 14/1455/10** Decision Date: 13/01/2015
Proposal: Erection of a single garage on site of former prefabricated garage.
Location: LAND ADJACENT TO NO 14 ZION TERRACE, TONYPANDY.
-
- 14/1571/10** Decision Date: 07/01/2015
Proposal: Two storey full width extension
Location: 75 PRIMROSE STREET, TONYPANDY, CF40 1BJ
-

Penygraig

- 14/1314/10** Decision Date: 15/01/2015
Proposal: Change of use from residential to a tanning salon at ground floor (sui-generis) and 1st floor residential (C3) and new shop front.
Location: 68 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RE
-

Cymmer

- 14/1603/10** Decision Date: 13/01/2015
Proposal: First floor extension to rear
Location: 38 TREHAFOD ROAD, TREHAFOD, PONTYPRIDD, CF37 2LW
-

Ferndale

- 14/1539/10** Decision Date: 14/01/2015
Proposal: Domestic garage.
Location: LAND AT PLEASANT HILL, FERNDAL.
-

Maerdy

- 14/1457/09** Decision Date: 20/01/2015
Proposal: Application for a Lawful Development Certificate to convert loft space into a attic bedroom.
Location: 14 FFALDAU TERRACE, FERNDAL, CF43 4SY
-
- 14/1460/10** Decision Date: 23/01/2015
Proposal: Change of use from a window works factory to a gym.
Location: UNIT 3 AND 4, MAERDY INDUSTRIAL ESTATE, FERNDAL, CF43 4AB
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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee****Glyncoch****14/1339/10**

Decision Date: 06/01/2015

Proposal: Retrospective consent for new shopfront with new access**Location:** BEST ONE SUPERSTORE, 70 PORCHER AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3DD**Town (Pontypridd)****14/1500/10**

Decision Date: 22/01/2015

Proposal: Enlargement of single storey hallway to provide cloaks (wc. and basin).**Location:** 42 LAN CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2HB**Trallwn****14/1498/10**

Decision Date: 13/01/2015

Proposal: Demolish existing garage and replace with single storey extension (amended plans received 22/12/14).**Location:** 2 HILLTOP CRESCENT, THE COMMON, PONTYPRIDD, CF37 4AD**14/1609/10**

Decision Date: 14/01/2015

Proposal: Rear extension.**Location:** 7 MACKINTOSH ROAD, THE COMMON, PONTYPRIDD, CF37 4AG**Treforest****14/1499/10**

Decision Date: 21/01/2015

Proposal: Two storey rear extension.**Location:** 32 KING STREET, TREFOREST, PONTYPRIDD, CF37 1RP**Hawthorn****14/1329/10**

Decision Date: 21/01/2015

Proposal: Change of use from open land to a training facility with erection of floodlights and a perimeter fence.**Location:** REAR OF HAWTHORN LEISURE, FAIRFIELD LANE, HAWTHORN, PONTYPRIDD.**14/1475/01**

Decision Date: 12/01/2015

Proposal: Fascia and high level signs to steel framed entrance feature on front elevation**Location:** UNIT 3, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL**14/1530/09**

Decision Date: 22/01/2015

Proposal: Certificate of Lawful Development for proposed single storey extension to rear.**Location:** 57 SYCAMORE STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee****Ffynon Taf**

- 14/1231/01** Decision Date: 14/01/2015
Proposal: 3 dimensional freestanding sign/structure and fascia sign to front elevation (amended plans received 03/12/14)
Location: 6B HEOL-Y-GAMLAS, NANTGARW INDUSTRIAL PARK, NANTGARW, CF15 7QT

- 14/1559/01** Decision Date: 23/01/2015
Proposal: 3 new fascia signs for new Costa Coffee within Cinema
Location: SHOWCASE CINEMAS, HEOL YR ODYN, PARC NANTGARW, CARDIFF, CF15 7QX

Llantwit Fardre

- 14/1525/10** Decision Date: 05/01/2015
Proposal: Retrospective planning application for demolition of rear lean-to conservatory and construction of single storey rear pitched roofed extension.
Location: 77 LANCASTER DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NS

- 14/1592/19** Decision Date: 20/01/2015
Proposal: Application for tree works to remove one trunk from an Ash Tree (TPO No. 1 - 1982).
Location: 9 WAUN HIR, EFAIL ISAF, PONTYPRIDD, CF38 1AX

Church Village

- 14/1453/10** Decision Date: 12/01/2015
Proposal: Erection of two storey rear extension (approx 5.5m x 3.6m) with new side access and additional parking area to front of property.
Location: 4 CWRT COED-Y-BRENIN, CHURCH VILLAGE, PONTYPRIDD, CF38 1TN

Tonteg

- 14/1410/10** Decision Date: 05/01/2015
Proposal: Single storey extension to front and side of property.
Location: 24 FFORDD-YR-YWEN, TONTEG, PONTYPRIDD, CF38 1TE

Gilfach Goch

- 14/1563/10** Decision Date: 06/01/2015
Proposal: Two storey rear extension.
Location: 74 THOMAS STREET, GILFACH GOCH, PORTH, CF39 8TU

- 14/1572/10** Decision Date: 07/01/2015
Proposal: First floor extension to side
Location: 35 FFORDD LLANBAD, GILFACH GOCH, PORTH, CF39 8FL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee****Tonyrefail West****14/1582/10** Decision Date: 07/01/2015**Proposal:** Garage and playroom.**Location:** 6 PEMBROKE STREET, TONYREFAIL, PORTH, CF39 8DU**14/1596/08** Decision Date: 14/01/2015**Proposal:** Steel storage container**Location:** RHONDDA CYNON TAF CBC TY ELAI, DINAS ISAF INDUSTRIAL ESTATE, EDMONDSTOWN, TONYPANDY, CF40 1NY**14/1646/10** Decision Date: 22/01/2015**Proposal:** Two storey side extension and sun lounge to rear.**Location:** 26 GELLI SEREN CLOSE, TONYREFAIL, PORTH, CF39 8EF**Tonyrefail East****13/1234/16** Decision Date: 13/01/2015**Proposal:** Application for Approval of Reserved Matters for layout, scale and appearance, means of access, landscaping and drainage for planning approval 10/1092/13 (agricultural workers dwelling and agricultural building).**Location:** LAND AT PENTRE FARM, LLANTRISANT, PONTYCLUN**Beddau****14/1132/12** Decision Date: 06/01/2015**Proposal:** Alterations to include replacement external render and lead flashing and replacement of damaged internal plaster**Location:** CASTELLAU, ROAD TO CASTELLAU FAWR FARM, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LP**14/1269/08** Decision Date: 12/01/2015**Proposal:** School improvements to include demolition of old school buildings and the construction of a new block with associated landscape improvements including new playing field, school access and turning area and sound**Location:** LLWYNCRWN PRIMARY SCHOOL, LLWYNCRWN ROAD, BEDDAU, PONTYPRIDD, CF38 2BE

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee****Town (Llantrisant)**

- 14/0743/10** Decision Date: 20/01/2015
Proposal: Renovate existing cottage and two storey side extension (amended location) (Additional information received 16/09/14 regarding car parking) (Amended plans received 09/10/14)
Location: 4 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BS
-
- 14/0744/12** Decision Date: 09/01/2015
Proposal: Renovate existing cottage and two storey side extension (Listed Building Application)(amended location)
Location: 4 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BS
-
- 14/0979/10** Decision Date: 07/01/2015
Proposal: Change of use of undeveloped land to a depot for the parking and storage of vehicles and construction plant. Works include erection of security fencing and security cameras. (amended plan and noise assessment)
Location: LAND AT NORTH EAST CORNER, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF
-
- 14/1034/10** Decision Date: 15/01/2015
Proposal: Change of use from library (D1) to design studio (B1) with ancillary retail (A1) and ancillary cafe (A3)
Location: STUDIO 1, MODEL HOUSE, BULLRING, LLANTRISANT, PONTYCLUN, CF72 8EB
-

Talbot Green

- 14/1482/10** Decision Date: 12/01/2015
Proposal: New ATM to replace existing ATM in same location, adjustments around aperture to allow new model to fit.
Location: HSBC, 14-16 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AP
-
- 14/1541/10** Decision Date: 07/01/2015
Proposal: Extension and conversion of garage to kitchen.
Location: 8 FIRBANKS WAY, TALBOT GREEN, PONTYCLUN, CF72 8LB
-

Pontyclun

- 14/0861/10** Decision Date: 05/01/2015
Proposal: Retrospective permission for a raised hardwood decked area fixed to existing lodge unit.
Location: 4 WOODEN CHALETs, THE DRIVE, MISKIN, PONTYCLUN, CF72 8ND
-
- 14/1473/10** Decision Date: 05/01/2015
Proposal: First floor side extension over existing garage.
Location: 15 TYLE'R HENDY, MISKIN, PONTYCLUN, CF72 8QU
-
- 14/1580/10** Decision Date: 07/01/2015
Proposal: Erection of single storey side extension and addition of bay window to front and folding sliding glazed doors to rear of existing house.
Location: 18 OAKLANDS, MISKIN, PONTYCLUN, CF72 8RW
-

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 05/01/2015 and 23/01/2015

Report for Development Control Planning Committee

Llanharry

14/1602/10

Decision Date: 22/01/2015

Proposal:

Construction of a single storey extension to side and rear of property.

Location:

60 LLWYN ONN, TYLA GARW, PONTYCLUN, CF72 9EU

Brynna

14/1493/10

Decision Date: 09/01/2015

Proposal:

Extension to the current facility to accommodate additional business capacity.

Location:

ORTHO CLINICAL DIAGNOSTICS, UNIT 2, PENCOED TECHNOLOGY PARK, FELINDRE MEADOWS,
PENCOED, BRIDGEND, CF35 5PZ

Total Number of Delegated decisions is 63

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee**

Aberdare East

14/1441/10 Decision Date: 19/01/2015

Proposal: Residential unit on the first floor of an existing garage.

Location: LAND AT THE JUNCTION OF CO-OPERATIVE COTT/PRICES PLACE/EAST AVE, GADLYS,
ABERDARE, CF44 8AY

Reason: 1 The proposed development by reason of its height, size and siting, represents an undesirable and unneighbourly form of development, detrimental to the amenities of occupiers of adjoining residential properties, particularly by reason of loss of daylight/sunlight and overbearing impact. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development, by reason of its size, scale, design and projection forward of the main wall of the terrace represents an unduly prominent and incongruous feature in the street scene, out of character with and detrimental to the visual amenities of the surrounding area. As such the development is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed development would generate vehicular reversing movements in close proximity to the nearby road junction to the detriment of safety of all highway users. As such the development is contrary to Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The proposed development would generate additional on-street parking in close proximity to the nearby road junction leading to unacceptable highway safety concerns to the detriment of safety of all highway users. As such the development is contrary to Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 5 Insufficient information has been submitted to enable the Local Planning Authority to fully assess the impact of the development on ecology. As such the development is contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee**

Trealaw**14/0925/13** Decision Date: 14/01/2015**Proposal:** Outline application for 4 detached dwellings and associated works including parking provision**Location:** LAND AT THE WEST END OF NEW CENTURY STREET, TREALAW.**Reason: 1** Insufficient details have been submitted in respect of the proposed layout, scale and landscaping of the development to enable a proper assessment of the consequences of the proposal for the character and appearance of the site and its surroundings and on the highway safety of the proposed access to the site. The proposed development therefore fails to satisfy Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** No detail has been submitted to enable a proper consideration of the consequences of the proposed development for Bats (European Protected Species) that might inhabit the existing lock-up garages on the application site. The proposed development therefore fails to satisfy Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Town (Pontypridd)**14/1495/10** Decision Date: 05/01/2015**Proposal:** Decked area to front garden.**Location:** 34 BERW ROAD, PONTYPRIDD, CF37 2AA**Reason: 1** By virtue of its prominent location, elevation, design, choice of materials and relationship with the existing built environment; the proposed decking will constitute an incongruous and insensitive development and will have a detrimental impact on the character, appearance and setting of the Taff Pontypridd Conservation Area, contrary to Policies AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 05/01/2015 and 23/01/2015****Report for Development Control Planning Committee**

Treforest**14/1437/10** Decision Date: 06/01/2015**Proposal:** Erect a detached steel portal industrial building.**Location:** LAND ADJACENT TO UNIT 1, MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1UD**Reason: 1** The further intensification of use of a sub-standard access leading to the site that is lacking in adequate carriageway width, segregated footway facilities, turning facilities and visibility will create additional hazards to the detriment of safety of all highway users and free flow of traffic that would be exacerbated by the commercial traffic generated by the proposed development contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The further intensification of use by commercial traffic generated by the proposed development of already heavily congested residential streets leading to the site will create additional reversing movements and hazards to the detriment of highway safety and free flow of traffic contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** Insufficient information has been submitted to demonstrate that the consequences of flooding can be acceptably managed through the lifetime of the development contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Tonteg**14/1334/15** Decision Date: 06/01/2015**Proposal:** Variation of condition 14 of planning approval 08/1316/10 to extend the hours of operation from 07:00-23:00 and the delivery 07:00-22:00 to 06.00-23.00 seven days a week, including Bank Holidays**Location:** TESCO EXPRESS, 15 MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PW**Reason: 1** The variation of condition 14 of planning application reference no. 08/1316/10 for an extension of the opening hours of the business would have an adverse and detrimental impact on the amenity of neighbouring properties due to increased levels of noise, traffic and disturbance. The application is therefore contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 05/01/2015 and 23/01/2015

Report for Development Control Planning Committee

Gilfach Goch

14/1486/10 Decision Date: 06/01/2015

Proposal: Demolition of former barns and erection of two houses.

Location: CWM HYFRYD, HILL STREET, GILFACH GOCH, PORTH, CF39 8TW

Reason: 1 Highway objections are raised against the proposal, which is considered contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

The proposed additional use of the sub-standard access which is lacking in adequate carriageway width to facilitate safe and satisfactory two-way traffic will create increased reversing movements to the detriment of the safety of all highway users.

Any further intensification of use of a sub-standard access which is lacking in adequate visibility to its right onto Hill Street which would be exacerbated by its acute angle for vehicles emerging from the site will create additional hazards to the detriment of highway and pedestrian safety.

Any further intensification of use of a sub-standard access which is lacking in continuous segregated footway facilities leading to the site will create additional hazards to the detriment of pedestrian safety.

The proposed development will generate additional on-street parking to the detriment of highway safety and the free flow of traffic.

The proposal that would result in a maximum of 6 dwellings being served off a private shared access is not in compliance with the requirements for a residential estate road as set out in the Council's adopted Design Guide to the detriment of highway safety and the free flow of traffic.

Reason: 2 Insufficient information has been submitted with the planning application to determine the likely impact of the development proposal on protected or priority species. As such, the scheme fails to accord with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 6

Planning Enforcement Activity : December 2014

Development Control Committee Agenda - 5 February 2015

Cases	Received		13		
	Resolved		29		
	Ongoing		297		
	12 week target (75%)		76%	Within 22	Outside 7
	Complaint acknowledgement target		100%	Within 9	Outside 0
	Site visit target		80%	Within 13	Outside 3
	Priority	1	-		
		2	8		
		3	5		
Source	AM/MP		-		
	Anonymous		1		
	Councillor		1		
	Internal/Pro-Active		1		
	Public		10		
Type	Advert		1	Listed building/Con Area Consent	-
	Engineering operations		1	Not in accordance with approved plans	-
	Change of use		4	Operational development	2
	Householder		4	S106	-
	Breach of Condition Notice		-	S215 Untidy land / buildings	1
Resolution	Remedied		7		
	No breach		12		
	Not expedient		-		
	Referred to Planning Officer		-		
	Planning application		9		
	Notice served	Enforcement	-		
		Breach of Condition	1		
		S.215 (untidy land)	-		

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Enforcement Delegated decisions made between 01/12/2014 and 31/12/2014

EN/13/00335

Decision: Notice Served

Breach: Boc Footpath Condition 6 08/1383/16

Location: land opposite 1 Duffryn Road, Cwmbach, Aberdare, CF44 0BH

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

5 FEBRUARY 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