

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
5 MARCH 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 09/02/2015 and 20/02/2015.

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: 14/1145/10 (KL)
APPEAL REF: A/15/2230119 AP.1178
APPLICANT: Mr Paul Robbins
DEVELOPMENT: Retrospective consent for domestic garage
LOCATION: LAND OPPOSITE 16-17 ARFRYN TERRACE,
TYLORSTOWN, CF43 3DR.
APPEAL RECEIVED: 26/01/2015
APPEAL START 05/02/2015
DATE:

APPEAL DECISIONS RECEIVED

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
DECIDED:
DECISION: Against non-determination
APPEAL RECEIVED: 11/06/2014
APPEAL DECIDED: 17/02/2015
APPEAL DECISION: Allowed With 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: 09/02/2015 and 20/02/2015****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

14/1684/10 Decision Date: 09/02/2015
Proposal: Alteration of approved dwelling to include rear conservatory extension.
Location: PLOT 21, MAES Y FFION, LLWYDCOED, ABERDARE, CF44 0AQ

Mountain Ash East

14/1553/09 Decision Date: 12/02/2015
Proposal: Certificate of Lawful Development for a proposed single storey, kitchen/bathroom extension to rear of house.
Location: 27 SEYMOUR STREET, MOUNTAIN ASH, CF45 4BL

Mountain Ash West

14/1586/10 Decision Date: 10/02/2015
Proposal: Change of use from letting agents to beauty salon (Retrospective)
Location: 39 OXFORD STREET, MOUNTAIN ASH, CF45 3HD

Aberaman North

15/0047/09 Decision Date: 12/02/2015
Proposal: Certificate of Lawful Development application for proposed single storey extension.
Location: 19 COBDEN STREET, ABERAMAN, ABERDARE, CF44 6EL

Cwm Clydach

14/1604/15 Decision Date: 11/02/2015
Proposal: Variation of condition 1 of planning approval 09/1219/10 to extend the permission for a further five years (new build bungalow).
Location: LAND AT 1-2 WERN STREET, CLYDACH VALE, TONYPANDY, CF40 2BQ.

Cymmer

14/1619/10 Decision Date: 17/02/2015
Proposal: 2 storey extension, new entrance to front and rear elevations
Location: HERITAGE PARK HOTEL, COEDCAE ROAD, TREHAFOD, PONTYPRIDD, CF37 2NP

Tylorstown

14/1612/10 Decision Date: 13/02/2015
Proposal: Single storey buggy store facility.
Location: RHONDDA GOLF CLUB, PONTYGWAITH, FERNDAL, CF43 3PW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 09/02/2015 and 20/02/2015****Report for Development Control Planning Committee****Maerdy****14/1690/10**

Decision Date: 12/02/2015

Proposal: Alteration to the existing mast support structure with replacement of three no. antennas with six no. antennas, together with installation of two no. dishes on the existing structure.**Location:** MAERDY WATER TREATMENT WORKS, MAERDY, CF43 4BS**Treforest****14/1676/10**

Decision Date: 13/02/2015

Proposal: Single storey extension.**Location:** ROANDRA, ST MICHAEL'S AVENUE, TREFOREST, PONTYPRIDD, CF37 1NS**Hawthorn****14/1692/10**

Decision Date: 09/02/2015

Proposal: Erection of single storey extension to front & rear of property and two storey extension to side of property.**Location:** 14 HAWTHORN ROAD, HAWTHORN, PONTYPRIDD, CF37 5AT**Llantwit Fardre****14/1536/10**

Decision Date: 18/02/2015

Proposal: Two storey extension to side of existing house.**Location:** 6 BIRCH CRESCENT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NZ**Tonteg****14/1569/10**

Decision Date: 18/02/2015

Proposal: Single storey extension and sun canopy to rear**Location:** 41 THE RIDINGS, TONTEG, PONTYPRIDD, CF38 1PL**Gilfach Goch****14/1515/10**

Decision Date: 10/02/2015

Proposal: Conversion of integral garage to reception room.**Location:** 33 LLEWELLYN'S VIEW, GILFACH GOCH, PORTH, CF39 8BQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 09/02/2015 and 20/02/2015****Report for Development Control Planning Committee****Town (Llantrisant)**

14/1406/09 Decision Date: 12/02/2015
Proposal: Certificate of Lawful use for the exiting use of the property as a permanent residential dwelling without complying with the agricultural occupancy restriction
Location: ESGAROTH PARK, HEOL DDU, CASTELLAU, LLANTRISANT, CF72 8LQ.

14/1660/10 Decision Date: 12/02/2015
Proposal: First floor extension over existing garage.
Location: 7 FFORDD GWYNNO, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TR

14/1691/10 Decision Date: 12/02/2015
Proposal: Replacement of the top 3m section of existing 20m lattice tower together with replacement of existing two no. antennas with four no. antennas on existing base structure
Location: VODAFONE BASE STATION, DYFFRYN ISAF SEWAGE TREATMENT WORKS, ELY VALLEY ROAD, COEDEL CF72 8LN

Pontyclun

14/1654/10 Decision Date: 12/02/2015
Proposal: First floor side extension, two storey rear extension, front porch single extension, garage conversion and additional parking to front of property.
Location: 15 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

Total Number of Delegated decisions is 17

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 09/02/2015 and 20/02/2015****Report for Development Control Planning Committee****Abercynon****14/1415/10** Decision Date: 17/02/2015**Proposal:** 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**Reason: 1** Due to its height and close proximity the decked area and boundary fencing has an unacceptable overbearing and overshadowing impact and will cause loss of privacy and residential amenity to the occupiers of the adjoining dwelling at 77 Abercynon Road. The development therefore conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.**Trallwn****14/1456/10** Decision Date: 09/02/2015**Proposal:** The building of a garage to the front of the property and re-laying the front garden on top of the garage to provide a more useable space.**Location:** 64 MERTHYR ROAD, PONTYPRIDD, CF37 4DD**Reason: 1** The proposed garage and associated works, in terms of their scale, design, height and resulting mass would constitute unsympathetic development, which would be poorly related to the character and appearance of the original building, the application site and wider street scene. As such the proposal is contrary to policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.**Beddau****14/1611/10** Decision Date: 09/02/2015**Proposal:** Stables and change of use to horsiculture (resubmission).**Location:** GWERNA FACH, LAND AT CASTELLAU ROAD, BEDDAU, E:305342 N:185227**Reason: 1** The proposed stable block by virtue of its size, siting and cumulative impact when viewed with existing stable development, would result in a detrimental visual impact on the character of the area, which is designated as a Special Landscape Area. As such, the development would be contrary to Policies AW5, AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed stable block by virtue of its size, siting and method of construction, would result in a detrimental impact on a local habitat feature, which has been identified as a Section 42 Habitat. As such, the development would be contrary to Policies AW8 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 3

Planning Enforcement Activity : January 2015

Cases	Received		40		
	Resolved		29		
	Ongoing		297		
	12 week target (75%)		76%	Within 22	Outside 7
	Complaint acknowledgement target		95%	Within 21	Outside 2
	Site visit target		91%	Within 30	Outside 3
	Priority	1	-		
		2	27		
		3	13		
Source	AM/MP		-		
	Anonymous		4		
	Councillor		8		
	Internal/Pro-Active		7		
	Public		21		
Type	Advert		3	Listed building/Con Area Consent	-
	Engineering operations		1	Not in accordance with approved plans	1
	Change of use		11	Operational development	3
	Householder		9	S106	-
	Breach of Condition Notice		3	S215 Untidy land / buildings	9
Resolution	Remedied		6		
	No breach		10		
	Not expedient		1		
	Referred to Planning Officer		-		
	Planning application		10		
	Notice served	Enforcement	1		
		Breach of Condition	1		
		S.215 (untidy land)	-		

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Enforcement Delegated decisions made between 01/01/2015 and 31/01/2015**

EN/14/00087**Decision:** Not expedient**Breach:** Not in accordance with approved plans (12/1265)**Location:** 16 Heol Isaf, Tonyrefail

EN/14/00403**Decision:** Notice Served**Breach:** Non compliance with condition 2 of approved plans**Location:** The Wood Yard, Forest Road, Taffs Well

EN/14/00515**Decision:** Notice Served**Breach:** Large rear decking**Location:** 191 Tyntyla Road, Ystrad

There are a number of methods for resolving a breach of planning control and **non expediency** is one of them. It is inappropriate to take formal enforcement action against a trivial or technical breach of planning control, which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which planning permission has not been sought, but which is otherwise acceptable.

Examples range from boundary treatments that can be in excess of the permitted development tolerances but are acceptable in their design and height and have no impact on neighbouring amenity, to extensions where the scale, form and design is in keeping with the character and appearance of the site and surrounding area.

In all cases where unauthorised development has been carried out the person(s) involved are invited to submit a planning application retrospectively, where it is judged that planning permission is likely to be granted. If a planning application is not submitted a delegated report that fully considers the planning merits of the development is prepared and valid reasons are included when reaching a decision of non expediency.

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 MARCH 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