

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
19 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 23/02/2015 and 05/03/2015.

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.

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

19 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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/02/2015 and 05/03/2015****Report for Development Control Planning Committee****Aberdare West/Llwydcoed****14/1695/10** Decision Date: 03/03/2015**Proposal:** Front porch and canopy.**Location:** 6 SYCAMORE CLOSE, LANDARE, ABERDARE, CF44 8YD.**15/0016/10** Decision Date: 04/03/2015**Proposal:** Freestanding orangery erected to the rear elevation within the rear garden area.**Location:** 40 THE RISE, CWMDARE, ABERDARE, CF44 8BJ**Aberdare East****14/1632/15** Decision Date: 03/03/2015**Proposal:** Application for variation of condition 3 of planning approval 12/0636 to use the premises as a takeaway restaurant.**Location:** 30 CANON STREET, ABERDARE, CF44 7AP**14/1652/01** Decision Date: 24/02/2015**Proposal:** Advertisement consent for two fascia signs, two hanging signs, ATM signage and door sign.**Location:** NATWEST, 26 VICTORIA SQUARE, ABERDARE, CF44 7LJ**Mountain Ash West****15/0015/10** Decision Date: 24/02/2015**Proposal:** Change of use from builders stores and yard to 2 no. dwelling houses.**Location:** LAND TO THE REAR OF 47-48 DYFFRYN STREET, MOUNTAIN ASH, CF45 3NL**Penrhiwceiber****15/0054/10** Decision Date: 04/03/2015**Proposal:** Single storey extension to rear**Location:** 15 STATION TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SS**Ynysybwl****14/1683/10** Decision Date: 04/03/2015**Proposal:** Property change of use, converting existing Post Office back to residential accommodation.**Location:** YNYSYBWL POST OFFICE, 5 WINDSOR PLACE, YNYSYBWL, PONTYPRIDD, CF37 3HR

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 23/02/2015 and 05/03/2015

Report for Development Control Planning Committee

Aberaman North

14/1671/10

Decision Date: 05/03/2015

Proposal: Modular bin store and associated external alterations including new door opening and replacement door, painting and handrails

Location: MAESYFFYNNON CARE HOME, BLAENGWAWR CLOSE, ABERAMAN, ABERDARE, CF44 6TW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/02/2015 and 05/03/2015****Report for Development Control Planning Committee****Treherbert****15/0132/10** Decision Date: 26/02/2015**Proposal:** Two storey side extension**Location:** 15 PEN-PYCH CLOSE, BLAENRHONDDA, TREHERBERT, TREORCHY, CF42 5SN**Treorchy****15/0057/10** Decision Date: 23/02/2015**Proposal:** Two storey full width extension, together with a full width garage in rear garden.**Location:** 17 CARDIFF STREET, TREORCHY, CF42 6BG**15/0133/10** Decision Date: 03/03/2015**Proposal:** Two storey full width extension to rear**Location:** 164 DUMFRIES STREET, TREORCHY, CF42 6TW**Ystrad****14/1656/10** Decision Date: 04/03/2015**Proposal:** Landscape improvements to include new planting, fencing, walls, pathways and handrails**Location:** RESIDENTIAL ESTATE SANDYBANK ROAD, YSTRAD, PENTRE, CF41 7QF**Llwynypia****14/1031/10** Decision Date: 26/02/2015**Proposal:** Extension of residential curtilage and erection of detached double garage to front of property.**Location:** 30 BRYN IVOR STREET, LLWYNYPIA, TONYPANDY, CF40 2TL**Ferndale****15/0055/10** Decision Date: 27/02/2015**Proposal:** Change of Use from A1 Retail to A3 Coffee Shop/Cafe**Location:** 43 HIGH STREET, FERNDAL, CF43 4RH**Maerdy****15/0124/10** Decision Date: 26/02/2015**Proposal:** Detached garage.**Location:** 24 NORTH TERRACE, MAERDY, FERNDAL, CF43 4DD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 23/02/2015 and 05/03/2015

Report for Development Control Planning Committee

Glyncoch

15/0101/19

Decision Date: 04/03/2015

Proposal:

Felling of T1 - Acer (Norway Maple) and T2 - Acer (Sycamore)

Location:

TY-YN-Y-COED, CLYDACH COURT, ABERCYNON ROAD, GLYNCOCH, PONTYPRIDD, CF37 3NB

Town (Pontypridd)

14/1626/01

Decision Date: 23/02/2015

Proposal:

Advertisement consent for replacement fascia sign and hanging sign with advertisements in windows.

Location:

THREE STORE, 89 TAFF STREET, PONTYPRIDD, CF37 4SL

Rhondda

14/1678/10

Decision Date: 24/02/2015

Proposal:

Refurbishment of existing petrol filling station to include the installation of Click and Collect lockers, alteration to pump layout, relocation of air/water pump and replacement fence.

Location:

PONTYPRIDD PETROL STATION, RHONDDA ROAD, PONTYPRIDD, CF37 1HF

Graig

14/1673/10

Decision Date: 05/03/2015

Proposal:

Form new openings onto an existing patio area, erect new modular bin store and associated landscape works

Location:

FERNBANK HOUSE, UNION STREET, GRAIG, PONTYPRIDD, CF37 1RA

Rhydyfelin Central

15/0067/10

Decision Date: 25/02/2015

Proposal:

2 storey side and single storey rear extension

Location:

137 MORIEN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5PT

Hawthorn

14/1670/10

Decision Date: 04/03/2015

Proposal:

Extension to rear including extension to main roof and internal works.

Location:

TREM Y GARTH, POPLAR ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5LS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/02/2015 and 05/03/2015****Report for Development Control Planning Committee****Ffynon Taf**

- 14/1562/10** Decision Date: 03/03/2015
Proposal: 2 storey extension to rear of property and detached garage.
Location: 99 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SU

- 15/0046/09** Decision Date: 04/03/2015
Proposal: Application for a Lawful Development Certificate for the treatment of timber in the existing timber treatment plant.
Location: ROBERT PRICE DISTRIBUTION LTD, THE WOODYARD, FOREST ROAD, TAFFS WELL, CF15 7YE

Llantwit Fardre

- 15/0100/19** Decision Date: 04/03/2015
Proposal: Crown lift to 5.2m over the highway and balance tree canopy to T1- Beech tree and T2 - Birch tree
Location: 10 REDWOOD DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PG

Tonyrefail West

- 14/1380/10** Decision Date: 27/02/2015
Proposal: Demolition of existing shop and construction of a new shop with ground floor garage and store with two three bedroom self-contained flats over.
Location: LAND AND SHOP ADJACENT TO THE THOMASTOWN SOCIAL CLUB, FRANCIS STREET, THOMASTOWN, TONYREFAIL, CF39 8DS

- 14/1681/10** Decision Date: 23/02/2015
Proposal: Demolition of existing single storey extension and construction of new two storey rear extension. (Amended plan showing relocation of ground floor kitchen window received 16th February 2015).
Location: 17 OAKDALE ROAD, PENRHIWER, TONYPANDY, CF40 1RS

- 15/0038/10** Decision Date: 24/02/2015
Proposal: Single storey extension to side of house.
Location: 20 ELM WOOD DRIVE, TONYREFAIL, PORTH, CF39 8JA

Beddau

- 15/0025/10** Decision Date: 26/02/2015
Proposal: The retention of an automated teller machine
Location: SPAR SUPERMARKET, GWAUNMISKIN ROAD, BEDDAU, PONTYPRIDD, CF38 2BL

- 15/0026/01** Decision Date: 27/02/2015
Proposal: Retention of an illuminated advertisement.
Location: SPAR SUPERMARKET, GWAUNMISKIN ROAD, BEDDAU, PONTYPRIDD, CF38 2BL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 23/02/2015 and 05/03/2015

Report for Development Control Planning Committee

Pontyclun

14/1484/01

Decision Date: 27/02/2015

Proposal:

Advertisement consent for freestanding notice board (Amended plans received 29.1.15)

Location:

ENTRANCE TO YNYSDDU, OPPOSITE Y PANT SCHOOL, PONTYCLUN, CF72 9UE

15/0006/10

Decision Date: 24/02/2015

Proposal:

Rear ground floor sun lounge extension.

Location:

19 PANT Y DDERWEN, PONTYCLUN, CF72 8LY

Brynna

14/1674/10

Decision Date: 27/02/2015

Proposal:

Pedestrian access ramp and modular mobility scooter store with associated landscape works.

Location:

CHURCH VIEW CLOSE, CHURCH VIEW, BRYNNA, LLANHARAN

Total Number of Delegated decisions is 32

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/02/2015 and 05/03/2015

Report for Development Control Planning Committee

Penygraig

14/1651/10 Decision Date: 04/03/2015

Proposal: Construction of 8 lock-up garages

Location: LAND REAR OF NO'S 72-75, HENDRECAFN ROAD, PENYGRAIG.

Reason: 1 The proposed development would have a harmful impact on highway safety, contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

The proposed development will create additional vehicular reversing movements to and from the lane in an area where there is considerable pedestrian movement to the detriment of safety to all highway users.

The proposed additional use of the narrow sub-standard lane will lead to additional reversing movements along its length to the detriment of safety to all highway users.

The isle width (lane width) as proposed for access / egress to the garages is sub-standard for a safe and satisfactory access to the detriment of safety to all highway users resulting in the garages being not fit for use.

Trallwn

14/1633/10 Decision Date: 04/03/2015

Proposal: Rebuild of garage (Resubmission)

Location: REDLANDS, 3 HOSPITAL ROAD, THE COMMON, PONTYPRIDD, CF37 4AH

Reason: 1 By virtue of its proposed scale, height and position adjacent to the rear boundary of the site, it is considered that the development would be significantly overbearing to those neighbouring properties to the north-east of the application site. Furthermore it is considered that the proposed garage would cause an unacceptable degree of overshadowing onto property known as 29 Pencoed Avenue, thus having a significant detrimental impact upon the occupants' residential amenity. Given the above, the application is not considered to comply with Policy AW5 of the Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/02/2015 and 05/03/2015

Report for Development Control Planning Committee

Pontyclun

14/1638/10 Decision Date: 03/03/2015

Proposal: Detached dwelling and garage

Location: LAND ADJACENT TO GELLI-WEN FARM AND YNYSGARW, PENDOLYLAN ROAD, MISKIN, PONTYCLUN, CF72 8NF

Reason: 1 The proposed development would be contrary to Policies AW 2 and AW5 of the Rhondda Cynon Taf Local Development Plan in that it would represent unjustified sporadic development in an unsustainable location, outside the established settlement boundaries.

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:

Further intensification of use of a sub-standard access which is lacking in highway geometry, forward visibility and structural integrity leading to the site will create additional hazards to the detriment of the safety of all highway users and free flow of traffic.

Further intensification of use of a substandard private shared access at its junction with the un named public highway will create additional hazards to the detriment of the safety of all highway users.

Total Number of Delegated decisions is 3

Planning Enforcement Activity : February 2015

Cases	Received		43			
	Resolved		20			
	Ongoing		297			
	12 week target (75%)		65%	Within 13	Outside 7	
	Complaint acknowledgement target		93%	Within 27	Outside 2	
	Site visit target		87%	Within 34	Outside 5	
	Priority	1	-			
2		19				
3		24				
Source	AM/MP		-			
	Anonymous		9			
	Councillor		5			
	Internal/Pro-Active		4			
	Public		25			
Type	Advert		4	Listed building/Con Area Consent	-	
	Engineering operations		1	Not in accordance with approved plans	-	
	Change of use		7	Operational development	9	
	Householder		18	S106	-	
	Breach of Condition Notice		4	S215 Untidy land / buildings	-	
Resolution	Remedied		5			
	No breach		11			
	Not expedient		-			
	Referred to Planning Officer		-			
	Planning application		3			
	Notice served	Enforcement		-		
		Breach of Condition		-		
S.215 (untidy land)		1				

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Enforcement Delegated decisions made between 01/02/2015 and 28/02/2015

EN/14/00394

Decision: Notice Served

Breach: Untidy land

Location: 124 High Street, Treorchy
