

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016:

**DEVELOPMENT CONTROL
COMMITTEE
17 MARCH 2016**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 6
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 22/02/16 – 04/03/16

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.

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/02/2016 and 04/03/2016****Report for Development Control Planning Committee****Aberdare West/Llwydcoed**

15/1540/10 Decision Date: 29/02/2016
Proposal: 2 storey extension / garage / store shed / balcony and log store.(Amended plans for replacement Juliet balcony received 22/2/2016)
Location: 21 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8TW

Penrhiwceiber

14/0797/10 Decision Date: 24/02/2016
Proposal: Retention of single storey rear extension.
Location: 5 BELLEVUE TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SR

Aberaman North

16/0040/10 Decision Date: 04/03/2016
Proposal: Proposed single storey kitchen extension.
Location: 4 LOWER STREET, ABERAMAN, ABERDARE, CF44 6RN

Aberaman South

15/1166/10 Decision Date: 29/02/2016
Proposal: Change of use from warehouse to offices at ground floor level and 1 no. residential maisonette flat across the first and second floors including extension to rear of property (amended plans received 04/01/16).
Location: 34 BRONALLT TERRACE, ABERCWMBOI, ABERDARE, CF44 6BP

Treorchy

15/0333/13 Decision Date: 04/03/2016
Proposal: Outline planning application with all matters reserved for the development of three residential dwellings with associated garage and parking provision.
Location: DRAGON BUILDINGS, RAILWAY TERRACE, CWMPARC, TREORCHY, CF42 6LW

Pentre

15/1634/10 Decision Date: 04/03/2016
Proposal: The erection of a 3 bedroom detached domestic dwelling.
Location: LAND AT 24/25 PLEASANT VIEW, PENTRE, CF41 7PJ

Ynysir

16/0012/10 Decision Date: 03/03/2016
Proposal: Proposed extension and alterations to existing building. Link structure to Unit 1 (Standard Industrial Estate). Re-configuration of car parking and access along with off-site Highway works creating a new footway.
Location: TOO GOOD TO WASTE LTD, YNYSHIR ROAD, YNYSHIR, PORTH, CF39 0AT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/02/2016 and 04/03/2016****Report for Development Control Planning Committee****Tylorstown**

15/1014/10 Decision Date: 25/02/2016
Proposal: To construct two storey building consisting of 2 flats
Location: HEOL PENDYRUS, FERNDAL, PENRHYS

Ferndale

15/1563/10 Decision Date: 04/03/2016
Proposal: Proposed conversion of former day centre into two self-contained flats.(Amended red line boundary received 11/02/18)
Location: RHONDDA CYNON TAF DAY CENTRE, 71 HIGH STREET, FERNDAL, CF43 4RR

Graig

15/1599/12 Decision Date: 25/02/2016
Proposal: Removal of existing modern bar and re-instatement in new location opposite.
Location: MORGAN TAVERN, 11 HIGH STREET, PONTYPRIDD, CF37 1QJ

Treforest

15/1532/01 Decision Date: 01/03/2016
Proposal: Erection of a 7m flagpole.
Location: ST MICHAELS RC PRIMARY SCHOOL, JOHN PLACE, TREFOREST, PONTYPRIDD, CF37 1SP

Rhydyfelin Central

15/1522/10 Decision Date: 04/03/2016
Proposal: Change of use from a garden area to a siting of a Portable Container for the use as a fast food catering unit
Location: CWRT Y CELYN FARM, FFYNNONBWLA ROAD, EGLWYSILAN, PONTYPRIDD, CF37 5BJ

Hawthorn

15/1601/10 Decision Date: 01/03/2016
Proposal: Change of use from 'factory unit' to Class B8 (Storage & Distribution) with ancillary trade counter and external alterations to the unit's frontage
Location: UNIT C5.3 MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UD

Ffynon Taf

16/0059/01 Decision Date: 01/03/2016
Proposal: 1 no. internally illuminated fascia sign on main elevation. 2 no. internally illuminated wall/window totem.
Location: BOWLPLEX BOWLING COMPLEX, HEOL YR ODYN, TREFOREST INDUSTRIAL ESTATE, TAFFS WELL, CARDIFF, CF15 7QX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 22/02/2016 and 04/03/2016****Report for Development Control Planning Committee****Tonteg****16/0030/01** Decision Date: 01/03/2016**Proposal:** New Totem signage with Client's Logo**Location:** FAIRWAY COURT, TONTEG ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UA**Tonyrefail West****15/1487/10** Decision Date: 03/03/2016**Proposal:** Change of use from B2 (General Industrial) to B1 (Light Industrial) workshops .**Location:** BAGUETTE U LIKE, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8AZ**Pontyclun****16/0067/10** Decision Date: 01/03/2016**Proposal:** Single storey building to replace derelict out-buildings. New building to comprise of carer's accommodation, exercise room and swimming pool with glazed link to existing family property**Location:** TREGARN, ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9BZ**Llanharry****15/0316/10** Decision Date: 26/02/2016**Proposal:** Erection of stables for three horses.**Location:** PINEFIELD, TYLE GARW, PONTCLUN, CF72 9EZ.**15/1579/10** Decision Date: 23/02/2016**Proposal:** Proposed stables within grazing land in curtilage of ownership boundary.**Location:** DELFRYN, DEGAR ROAD, LLANHARRY, PONTYCLUN, CF72 9JX

Total Number of Delegated decisions is 19

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions - Refusals between: 22/02/2016 and 04/03/2016****Report for Development Control Planning Committee****Aberaman South****15/0822/10**

Decision Date: 01/03/2016

Proposal: Proposed detached dwelling and detached domestic garage.**Location:** LAND REAR OF 22 - 24 GRAIG AVENUE, ABERCWMBOI, ABERDARE.**Reason: 1** The site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan and does not comply with all the criteria in Policy NSA12. As such the proposal conflicts with Policies AW1, AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed residential development of the site would result in an unwarranted intrusion of residential development into the countryside which would be out of character with the existing settlement pattern. As such the development is contrary Policies AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** In the absence of adequate width and turning facilities to cater for calling delivery, emergency and service vehicles, the proposed development will generate vehicular reversing movements along the public highway, creating traffic hazards to the detriment of the safety of all highway users and free flow of traffic. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 4** The proposed additional use of the sub-standard network of lanes as a principal means of access to serve the proposed development will create increased traffic hazards to the detriment of highway and pedestrian safety. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 5** The proposed access lane lacks adequate width of carriageway and segregated footway to serve vehicular and pedestrian traffic and would create traffic hazards to the detriment of safety of all highway users. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 6** The access lanes lacks adequate visibility and therefore further intensification of use by the proposed development would create traffic hazards to the detriment of highway and pedestrian safety. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 7** The access lane serving the proposed development site lacks structural integrity to serve the proposed creating hazards to the detriment of highway and pedestrian safety. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**Reason: 8** Insufficient information has been submitted to enable the Local Planning Authority to fully assess the application in terms of the risk to the development from former coal mining works. As such the development is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 1

Rhondda Cynon Taf County Borough Council

Development Control Enforcement – February 2016

Cases

Received	29
Resolved	24
12 week target (70%)	63%
Complainant acknowledged	95%
Site visit	96%
Case priority	1 (Priority 1) 17 (Priority 2) 11 (Priority 3)

Source

Anonymous	0
Councillor	4
Internal/pro-active	6
Public	19
AM/MP	0

Type

Advert	1	Breach of condition	5
Engineering operations	1	TPO	0
Change of use	5	Not in accordance	3
Householder	7	Operational development	3
Listed Building	1	Untidy land	3

Resolution

Remedied	5
No breach	7
Not expedient	2
Planning application	6
Notice served	4

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(February 2016)

EN/15/00065

Location: 45 Sion Street, Trallwn
Breach: External wall insulation

Decision: Notice issued
Reason: The wall insulation and render has an adverse impact on the character and appearance of the Conservation Area.

EN/15/00067

Location: 46 Sion Street, Trallwn
Breach: External wall insulation

Decision: Notice issued
Reason: The wall insulation and render has an adverse impact on the character and appearance of the Conservation Area.

EN/15/00068

Location: 47 Sion Street, Trallwn
Breach: External wall insulation

Decision: Notice issued
Reason: The wall insulation and render has an adverse impact on the character and appearance of the Conservation Area.

EN/15/00455

Location: 7B Ffordd y Capel, Efail ISaf
Breach: Breach of condition (highway improvement works)

Decision: Notice issued
Reason: The house has been occupied without the necessary highway works being undertaken.

EN/13/00298

Location: 84 Bryngolau, Tonyrefail

Breach: Boundary fence

Decision: Not expedient

Reason: The fence has a minimal impact on the character of the street and it is not considered expedient to action.

EN/15/00046

Location: 5 Rhigos Road, Rhigos

Breach: Boundary fence

Decision: Not expedient

Reason: Although the fence is over 2m (thus requires permission), it is no higher than the neighbour's fence and does not have an impact on the appearance of the area or neighbouring amenity.

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 MARCH 2016

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
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OFFICER TO CONTACT

**Mr. J. Bailey
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See Relevant Application File