

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

**DEVELOPMENT CONTROL  
COMMITTEE  
15 OCTOBER 2015**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	Agenda Item No. 12
<b>INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS</b>	

**1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 07/09/2015 and 01/10/2015.

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.

**APPEALS RECEIVED (Committee 15/10/15)**

**APPLICATION NO:** 15/0142/10 (KL)  
**APPEAL REF:** A/15/3130559  
**APPLICANT:** Mr A Williams  
**DEVELOPMENT:** Construct domestic garage on existing boundary walls.  
Construct solid balastrading to rear steps in connection with garage.  
**LOCATION:** 111 TYNTYLA ROAD, LLWYNYPIA, TONYPANDY, CF40 2SR  
**APPEAL RECEIVED:** 11/08/2015  
**APPEAL START DATE:** [11/09/2015](#)

**APPLICATION NO:** EN/12/00275 (PM)  
**APPEAL REF:** C/15/3133655  
**APPLICANT:** Mr G H Griffiths  
**DEVELOPMENT:** Timber sales  
**LOCATION:** Land at James Street, Treforest  
**APPEAL RECEIVED:** 04/09/2015  
**APPEAL START DATE:** [10/09/2015](#)

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** EN/13/00125 (PM)  
**APPEAL REF:** A/15/3015600  
**APPLICANT:** Mr H Prichard  
**DEVELOPMENT:** Extension, retail and cafe use  
**LOCATION:** The Potting Shed and Country Timbers, Llantrisant Business Park, Llantrisant.  
**DECIDED:** 29/09/2015  
**DECISION:** Allowed  
**APPEAL RECEIVED:** 11/04/2015

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: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Hirwaun**

**15/1008/10** Decision Date: 10/09/2015  
**Proposal:** 4 bedroom house with integral garage and vehicle access.  
**Location:** PLOT 2, LAND ADJACENT TO BRYNFFYNON, PENDERYN ROAD, HIRWAUN, ABERDARE, CF44 9RU

**15/1101/01** Decision Date: 01/10/2015  
**Proposal:** Replacement signage scheme.  
**Location:** THE CO OPERATIVE PHARMACY, 37 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW

**15/1102/01** Decision Date: 01/10/2015  
**Proposal:** Replacement signage scheme.  
**Location:** HIRWAUN HEALTH CENTRE, HIGH STREET, HIRWAUN, ABERDARE, CF44 9SL

**Aberdare West/Llwydcoed**

**15/0424/10** Decision Date: 07/09/2015  
**Proposal:** Change of use of the land to front of dwelling to residential garden curtilage (retrospective) (DAS recieved 04/08/15).  
**Location:** THE BUNGALOW, 2 ORCHARD DRIVE, ROBERTSTOWN, ABERDARE, CF44 8EJ

**Aberdare East**

**15/0992/10** Decision Date: 14/09/2015  
**Proposal:** Garage at rear.  
**Location:** 35 BUTE STREET, ABERDARE, CF44 7LE

**15/1103/10** Decision Date: 01/10/2015  
**Proposal:** Refurbishment of existing shopfront.  
**Location:** GREGGS, 22 VICTORIA SQUARE, ABERDARE, CF44 7LB

**15/1104/01** Decision Date: 01/10/2015  
**Proposal:** Replacement signage scheme.  
**Location:** GREGGS, 22 VICTORIA SQUARE, ABERDARE, CF44 7LB

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Cwmbach**

- 15/0830/10** Decision Date: 18/09/2015  
**Proposal:** The proposal is to undertake environmental improvement works on the Pant-Y-Cerdin estate in Aberdare. Specifically the work consists of - Bin Stores on the car park nib areas - Permeable paving.  
**Location:** PANT-Y-CERDIN, ABERDARE, CF44 0PS

- 15/1059/09** Decision Date: 07/09/2015  
**Proposal:** Shower & W.C. room, access and hardstanding.  
**Location:** 22 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DH

**Mountain Ash East**

- 15/0905/10** Decision Date: 18/09/2015  
**Proposal:** Two storey extension to northern side of dwelling and conversion of roof space to a habitable room including dormer roof extension to rear.  
**Location:** 16 CLAS-Y-DDERWEN, MOUNTAIN ASH, CF45 4LN
- 15/0962/10** Decision Date: 30/09/2015  
**Proposal:** Erection of temporary portacabins for non-hazardous construction equipment and store, boundary fence and access track.  
**Location:** FIRST SOLUTIONS EMPLOYMENT AND TRAINING SERVICES LTD, CWM CYNON BUSINESS PARK, PENRHIWCEIBER, MOUNTAIN ASH, CF45 4ER

**Abercynon**

- 15/1082/10** Decision Date: 18/09/2015  
**Proposal:** First floor extension over existing garage / kitchen  
**Location:** 79 GROVERS FIELD, ABERCYNON, MOUNTAIN ASH, CF45 4PQ

**Ynysybwll**

- 15/1036/10** Decision Date: 22/09/2015  
**Proposal:** Change of use of part A1 to residential.  
**Location:** 6 WINDSOR PLACE, YNYSYBWL, PONTYPRIDD, CF37 3HR

**Aberaman South**

- 15/0734/16** Decision Date: 11/09/2015  
**Proposal:** Reserved matters application for access, appearance, layout, scale and landscaping of outline permission (Ref 14/0897) for four semi-detached dwellings (Amended plans received 20/7/2015).  
**Location:** LAND BETWEEN 3 & 10 BRYNHYFRYD STREET, GLYNHAFOD, CWMAMAN, ABERDARE, CF44 6LE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Treherbert**

**15/0738/12** Decision Date: 14/09/2015  
**Proposal:** Removal of floors (ground), gallery, panelling and a stairwell to treat dry rot. Replacement with replicas in same arrangement.  
**Location:** BETHANY ENGLISH BAPTIST CHURCH, ABERTONLLWYD STREET, TREHERBERT CF42 5PF

**15/1012/08** Decision Date: 09/09/2015  
**Proposal:** Installation of steel framed canopy outside external exit doors from main hall.  
**Location:** PENYRENGLYN COMMUNITY PRIMARY SCHOOL, BAGLAN STREET, TREHERBERT, TREORCHY, CF42 5AW

**15/1065/10** Decision Date: 18/09/2015  
**Proposal:** Single storey full width extension to kitchen and erection of a detached garage.  
**Location:** 29 SCOTT STREET, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5NB

**15/1081/01** Decision Date: 28/09/2015  
**Proposal:** 1 x Non Illuminated Fascia sign and 1 x Internally Illuminated Projecting sign  
**Location:** THE CO OPERATIVE PHARMACY, 167 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE

**15/1088/10** Decision Date: 30/09/2015  
**Proposal:** Small scale micro hydro scheme  
**Location:** NANT SAERBREN, TREHERBERT

**Treorchy**

**15/0882/10** Decision Date: 14/09/2015  
**Proposal:** Detached dwelling house.  
**Location:** PROVIDENCE BAPTIST CHAPEL, WOODLAND TERRACE, YNYSWEN, TREHERBERT

**Ystrad**

**15/0984/15** Decision Date: 11/09/2015  
**Proposal:** Variation of Condition 4 of planning application 15/0623/10 to extend Sunday opening hours from 09:00 to 17:00.  
**Location:** 28 WILLIAM STREET, YSTRAD, CF40 2NE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Tonypandy**

- 15/0999/10** Decision Date: 14/09/2015  
**Proposal:** Change of use from Class A1 use to Veterinary practice within use Class D1.  
**Location:** 8 & 9 DUNRAVEN STREET, TONYPANDY, CF40 1AN

- 15/1080/01** Decision Date: 14/09/2015  
**Proposal:** 2 x Non Illuminated Fascia signs and 1 x Internally Illuminated Projecting sign  
**Location:** THE CO OPERATIVE PHARMACY, 31 DE WINTON STREET, TONYPANDY, CF40 2RA

**Penygraig**

- 15/0799/01** Decision Date: 24/09/2015  
**Proposal:** Sign 1) Additional vinyl 'Opening Hours', text in Welsh to be applied to existing fascia. Existing trough light to be replaced with new LED trough light. Sign 2) Existing trough light to be upgraded to new LED trough light on  
**Location:** THE CO-OPERATIVE, 48 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1LA

- 15/0963/10** Decision Date: 08/09/2015  
**Proposal:** Proposed single storey rear extension  
**Location:** 68 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RE

- 15/1079/01** Decision Date: 14/09/2015  
**Proposal:** 1 x Internally Illuminated Fascia sign, 1 x Internally Illuminated Projecting sign and 1 x Non Illuminated Service Menu Board (Amended red line boundary received 09/09/15)  
**Location:** PENYGRAIG SURGERY, GEORGE STREET, PENYGRAIG, TONYPANDY, CF40 1QN

**Tylorstown**

- 15/0903/10** Decision Date: 17/09/2015  
**Proposal:** Change of use from a hostel (Sui Generis) to a single dwelling (Residential C3).  
**Location:** BRYNAETHNEN HOUSE, BRYNBEDW ROAD, TYLORSTOWN, CF43 3AE

- 15/1090/10** Decision Date: 01/10/2015  
**Proposal:** Slight reconfiguration of pedestrian routes -Reduction of the amount of 'purposeless space' around the bus shelter, with planting -Replacement walls and fencing around building blocks -Reduction in height of  
**Location:** HEOL PENDYRUS, PENRHYS

**Ferndale**

- 15/0986/10** Decision Date: 07/09/2015  
**Proposal:** Demolish existing garage and re-construct new garage.  
**Location:** LAND OPPOSITE NO. 34 MOUNTAIN ROW, BLAENLLECHAU, FERNDAL

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Town (Pontypridd)**

**15/0989/01** Decision Date: 11/09/2015  
**Proposal:** 1 no. fascia sign illuminated by trough light. 1 no. internally illuminated projecting sign. 1 no. vinyl sign to rear.  
**Location:** 72A TAFF STREET, PONTYPRIDD, CF37 4SU

**15/1001/10** Decision Date: 09/09/2015  
**Proposal:** Creation of new entrance to existing Pharmacy from Chapel Street  
**Location:** LLOYDS PHARMACY, MORGAN STREET, PONTYPRIDD, CF37 2DR

**Trallwn**

**15/1117/09** Decision Date: 08/09/2015  
**Proposal:** Certificate of Lawful Development for existing loft conversion/bedroom with box dormer  
**Location:** 11 MERTHYR ROAD, PONTYPRIDD, CF37 4DB

**Rhondda**

**15/1006/01** Decision Date: 07/09/2015  
**Proposal:** Internally illuminated 7m x 2.5m x 2.5m Flagpole Sign with under-slung panel (non illuminated) advertising the in-store bakery, 2no. illuminated 2.5m x 2.5m Gable signs on the building, 2no. 6m x 3m (non illuminated)  
**Location:** LIDL FOODSTORE, RHONDDA ROAD, PONTYPRIDD, CF37 1HQ

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Hawthorn**

**15/0640/10** Decision Date: 16/09/2015  
**Proposal:** Installation of 2 No. new fire exit doorsets and 1 No. extended existing fire exit doorset to existing retail unit. (Amended plan received 20/08/15)  
**Location:** UNIT 1 POUND STRETCHER, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

**15/0641/10** Decision Date: 14/09/2015  
**Proposal:** Installation of 2 No. new fire exit doorsets and 3 No. extended existing fire exit doorsets to existing retail unit. (Amended plans received 18/08/15)  
**Location:** HOME BARGAINS, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

**15/0647/10** Decision Date: 09/09/2015  
**Proposal:** Installation of 4 No. new fire exit doorsets and 1 No. extended existing fire exit doorsets to existing retail unit.  
**Location:** UNIT 4 CARPET RIGHT PLC, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

**15/0648/10** Decision Date: 16/09/2015  
**Proposal:** The application submitted is for the installation of 2 No. new fire exit doorsets and 2 No. extended existing fire exit doorsets to existing retail unit. (Amended plans received 18/08/15)  
**Location:** UNIT B HARVEYS FURNISHING GROUP LTD, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

**15/1042/10** Decision Date: 18/09/2015  
**Proposal:** New ground floor kitchen and new first floor bathroom rear extension.  
**Location:** 9 FRANCIS STREET, RHYDYFELIN, PONTYPRIDD, CF37 5LD

**15/1051/10** Decision Date: 01/10/2015  
**Proposal:** New air conditioning plant to serve digital media equipment.  
**Location:** VM PONTYPRIDD TREFOREST T2410, LAND ADJACENT TO UNITS C1 & C2, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UD

**Ffynon Taf**

**15/0583/15** Decision Date: 18/09/2015  
**Proposal:** To vary Condition 1 on previous application reference 10/0847/13 (Mixed Use Classes A3 (Food & Drink) & C1 (Hotel) including associated external works), to extend the period in which to submit a reserved matters  
**Location:** LAND OFF TYLA GWYN/A468, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TD

**15/1074/10** Decision Date: 07/09/2015  
**Proposal:** Proposed first floor extension to existing house  
**Location:** 98 RHIW'R DDAR, TAFFS WELL, CARDIFF, CF15 7PB



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Llantwit Fardre**

**15/0367/10** Decision Date: 09/09/2015  
**Proposal:** Demolish existing agricultural barn and construct new replacement barn.  
**Location:** CELYN FARM, EFAIL ISAF, PONTYPRIDD, CF38 1AW

**15/1004/10** Decision Date: 18/09/2015  
**Proposal:** Extend bedroom above existing extension  
**Location:** 12 MARLBOROUGH CLOSE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NP

**Church Village**

**15/0798/10** Decision Date: 18/09/2015  
**Proposal:** Single storey Orangery to rear elevation.  
**Location:** 17 CWRT YR EFAIL, CHURCH VILLAGE, PONTYPRIDD, CF38 1BX

**Tonteg**

**15/0664/10** Decision Date: 11/09/2015  
**Proposal:** Erection of 16 solar panels to front of dwelling (retrospective).  
**Location:** 68 THE DELL, TONTEG, PONTYPRIDD, CF38 1TG

**Tonyrefail West**

**15/0340/10** Decision Date: 23/09/2015  
**Proposal:** Change of use from a music centre to a residential unit with associated exterior alterations  
**Location:** 1 THE SQUARE, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8ED

**Tonyrefail East**

**15/1096/01** Decision Date: 16/09/2015  
**Proposal:** 1 x Internally Illuminated Fascia sign, 1 x Internally Illuminated Projecting sign and 1 x Non Illuminated Window Vinyl  
**Location:** THE CO OPERATIVE PHARMACY, 14 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

**Beddau**

**15/1137/08** Decision Date: 28/09/2015  
**Proposal:** The existing canopy at Y Pant Comprehensive School is to be disassembled and removed from site due to re-development of the school. It is proposed to relocate the canopy to Bryncelynog Comprehensive School.  
**Location:** BRYNCELYNNOG COMPREHENSIVE SCHOOL, PENYCOEDCAE ROAD, BEDDAU, PONTYPRIDD, CF38 2AE

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions (Permissions) between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Town (Llantrisant)****15/0794/10**

Decision Date: 10/09/2015

**Proposal:**

Conversion of semi enclosed (open 1 side) terrace area to enclosed workshop area.

**Location:**

WHEAT SHEAF INN PUBLIC HOUSE, 28 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BQ

**Talbot Green****15/0636/10**

Decision Date: 28/09/2015

**Proposal:**

2 Detached houses (Amended access arrangements received 15/07/15, Flood Consequences Assessment received 08/07/15 and Bat Survey received 05/08/15)

**Location:**

LANELAY BUNGALOW, LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

**15/0877/10**

Decision Date: 14/09/2015

**Proposal:**

Replacement shopfront (amended plans received 17/08/15)

**Location:**

OUTFIT, UNIT 2 NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN, PONTYCLUN, CF72 8SY

Total Number of Delegated decisions is 51

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Aberdare East****15/0998/10** Decision Date: 08/09/2015**Proposal:** Retention of roller shutters to front elevation (retrospective).**Location:** DAY NURSERY AND PREMISES, 5 DEAN STREET, ABERDARE, CF44 7BN**Reason: 1** The roller shutters arising from their design and siting result in unsympathetic and incongruous additions that have a detrimental impact on the character and appearance of the host property, the wider street scene, and the adjacent Conservation Area. As such the development is contrary to Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.**Treorchy****15/1029/13** Decision Date: 30/09/2015**Proposal:** Erection of dwelling house**Location:** LAND OPPOSITE 1 TREHARNE STREET, CWMPARC, TREORCHY**Reason: 1** The development by virtue of its siting would result in a piecemeal form of development that would be poorly related to the surrounding settlement pattern. As such, the proposal is considered to represent an unjustified and inappropriate form of development in the countryside, contrary to Policies NSA12, AW2, AW5, AW6 and NSA 25 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** An insufficient level of information has been submitted to assess whether the development is likely to have a detrimental impact on an existing culvert and associated flooding issues. As such, the proposal conflicts with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.**Trealaw****15/0806/10** Decision Date: 17/09/2015**Proposal:** Removal of front boundary wall and excavation of garden area to facilitate a parking area for a minimum of 4 cars.**Location:** 37-38 MISKIN ROAD, TREALAW, TONYPANDY, CF40 2QJ**Reason: 1** The development arising from its prominent siting, scale and design would result in an insensitive form of development that would have a detrimental impact on the character and appearance of the existing properties and surrounding street scene. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee****Hawthorn****15/0373/10** Decision Date: 09/09/2015**Proposal:** Re-arrangement of existing building layout to change from a ground floor shop and a first floor 3- bed flat to a part ground floor shop, a part ground floor/part first floor maisonette (2-bed), and a part first floor flat (1-bed).**Location:** 1 DE BARRI STREET, RHYDYFELIN, PONTYPRIDD, CF37 5HY**Reason: 1** Insufficient information has been submitted to demonstrate that the risks and consequences of flooding can be managed at the site following development. As such the proposal is contrary to the provisions of Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.**Llantwit Fardre****15/0422/10** Decision Date: 16/09/2015**Proposal:** Second Floor Extension to existing workshop and garage to create annex accommodation to the main house**Location:** CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AT**Reason: 1** The development would result in a significant alteration to an existing building in the countryside and as such Policy AW9 details such development should be treated as new development. It would provide full residential facilities so that it could be used as a separate residential dwelling. The site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan. As such the proposal is contrary to Policies AW 1 and AW 2 of the Rhondda Cynon Taf Local Development Plan as it would amount to an unwarranted intrusion of residential development into an unsustainable countryside location and has not been justified as an exception.**Reason: 2** The size, scale and design of the building would result in a significant detrimental visual impact on the curtilage of the dwelling and on the rural character of the area, which is part of a Special Landscape Area. As such the proposal is contrary to policies AW5, AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****Development Control : Delegated Decisions - Refusals between: 07/09/2015 and 01/10/2015****Report for Development Control Planning Committee**

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**Pontyclun****15/0776/10** Decision Date: 07/09/2015**Proposal:** Block retaining wall and earth bund as sound barrier to M4 Motorway.**Location:** "OTTERS BROOK", TALYGARN DRIVE, TALYGARN, PONTYCLUN, CF72 9BY**Reason: 1** The development would generate a large volume of Heavy Goods Vehicle traffic that would have a detrimental impact on the amenities of existing residents of Talygarn Drive and Ivor Park due to increased levels of noise, dust, disturbance and general inconvenience contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.**Reason: 2** The proposed earth bund, by virtue of its scale and height would be unduly large and prominent within the surrounding area and detrimental to the character and appearance of the area contrary to Policies AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan.**Reason: 3** The development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposal would have an adverse impact on highway safety on account of the intensification of use of the sub-standard access road serving the site that would create additional hazards to the detriment of safety of all highway users and free flow of traffic.

The existing junction of Talygarn Drive lacks a sufficient vision splay to the right onto the A4222 Cowbridge to cater for the intensification of use by large vehicles that would create additional hazards to the detriment of safety of all highway users and free flow of traffic.

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Total Number of Delegated decisions is 6

## Rhondda Cynon Taf County Borough Council

### Development Control Enforcement – September 2015

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#### Cases

Received	44
Resolved	24
12 week target (70%)	67%
Complainant acknowledged	90%
Site visit	81%
Case priority	1 (Priority 1) 19 (Priority 2) 24 (Priority 3)

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#### Source

Anonymous	6
Councillor	3
Internal/pro-active	9
Public	26
AM/MP	0

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#### Type

Advert	4	Breach of condition	4
Engineering operations	4	TPO	1
Change of use	7	Not in accordance	2
Householder	11	Operational development	4
Conservation area	0	Untidy land	7

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#### Resolution

Remedied	14
No breach	8
Not expedient	0
Planning application	1
Notice served	1

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Rhondda Cynon Taf County Borough Council  
Development Control Enforcement – Delegated decisions  
(September 2015)

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**EN/14/00241**

Location: Land at Alexon House, off Cardiff Road, Hawthorn  
Breach: Breach of Condition (14 – means of access for construction traffic)  
  
Decision: Notice issued  
Reason: To secure access to the development site via the estate road as opposed to the adjoining estate road in the interests of highway safety.

**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**

**15 OCTOBER 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**