

**Aberdare West/Llwydcoed**

**19/0739/10**

Decision Date: 23/01/2020

**Proposal:** Proposed new detached rural enterprise dwelling.

**Location:** TIR MAWR FARM, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0DX

**Reason: 1** The proposal would represent unjustified development outside the settlement boundary in an unsustainable location, effectively representing a proposal to erect a second agricultural workers dwelling at the site where such a need has not been sufficiently proven. The proposed development is therefore contrary to policies AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan and guidance contained in Planning Policy Wales: Technical Advice Note 6 - Planning for Sustainable Rural Communities.

Additionally, whilst it is considered that the site is physically large enough to accommodate a dwelling of the scale proposed, along with associated access, parking and amenity space, it is considered that any development at the application site would be insensitive and harmful to the rural character of the site and surrounding Special Landscape Area and the proposal would therefore be contrary to Policies AW5, AW6 and NSA25 in respect of its potential visual impact.

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**Tylorstown**

**19/1269/15**

Decision Date: 24/01/2020

**Proposal:** Variation of conditions 3 and 4 of application 54/82/0776 to allow the sale of hot food for takeaway purposes and to extend the hours of operation from 09.00am to 10.30pm daily.

**Location:** 17 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3HF

**Reason: 1** The use of the premises as a hot food takeaway would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason:

The proposed hot food takeaway at this location would give rise to a greater intensity of short-term on-street parking along East Road (A4233) in close proximity to the signalised crossing point and affect the safety and free flow of traffic to the detriment of highway and pedestrian safety.

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