

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.

Mountain Ash West

19/1049/10

Decision Date: 27/01/2020

Proposal: Construction of 51 bedroom nursing care home together with associated access, landscaping and infrastructure.

Location: LAND AT FORMER NIXONS WORKINGMENS CLUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HE

Reason: 1 The proposed development would have a detrimental impact upon pedestrian and highway safety in the vicinity of the site, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

The red line boundary of the main care home site does not include the Nixon's Workingmen's Club access road or car park to ensure right of access to the proposed car parking resulting in the potential loss of 11 no. spaces to the detriment of safety of all highway users;

The car parking as proposed at the main care home site reduces the available car parking for the existing Nixon's Workingmen's Club leading to indiscriminate on-street car parking to the detriment of safety of all highway users and free flow of traffic;

The proposed main care home access road width of 4.1m is sub-standard for a standard vehicle and delivery vehicle to pass one another resulting in potential reversing movements to Oxford Street with sub-standard vision to the detriment of safety of all highway users;

The main care home site access as proposed has sub-standard vision to Oxford Street to the detriment of safety of all highway users;

The ambulance swept path analysis submitted indicates a vehicle would not access the space safely without impacting on the public footway and proposed building porch area to the detriment of safety of all highway users;

The ancillary overflow car park would result in multiple vehicular movements potentially in reverse gear at the heart of town centre which is heavily congested with vehicular and pedestrian traffic increasing hazards and impacting on the free flow of traffic to the detriment of safety of all highway users.

Reason: 2 The proposed development of a care home building of the scale, design and resulting overall mass proposed would not be appropriate in this location. It would result in an incongruous and dominant feature in the street scene, and an unacceptable detrimental impact upon the visual amenity of the immediate locality and more traditional character and appearance of the wider town centre. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.

Reason: 3 Insufficient information has been submitted to demonstrate that the proposed development would not result in a detrimental impact upon ecology on the site. As such the proposal is contrary to the provisions of Policy AW8 of the Rhondda Cynon Taf Local Development Plan

Reason: 4 Insufficient information has been submitted to demonstrate that the proposed development would not result in a detrimental impact upon future residents of the proposed care home by way of noise/disturbance and poor air quality. As such the proposal is contrary to the provisions of Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Ynysybwl

19/1286/13

Decision Date: 29/01/2020

Proposal: Outline application for a residential dwelling with access and scale considered.

Location: LAND OPPOSITE 1 GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD

Reason: 1 The proposed dwelling and associated engineering works by virtue of their siting, scale and design on this steeply sloping site, would result in a detrimental visual impact on the character and appearance of the area. As such, the development would be contrary to Policies AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed dwelling and associated engineering works by virtue of their siting and scale on this steeply sloping site, would be detrimental to the amenity and privacy of occupiers of residential properties in Clydach Road. As such, the development would be contrary to Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Treherbert

19/0560/10 Decision Date: 07/02/2020

Proposal: Proposed conversion of shop to residential.

Location: 140 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD

Reason: 1 Insufficient evidence has been submitted to demonstrate that the retention of the existing retail premises for retail purposes has been fully explored without success by the way of marketing for appropriate retail purposes at reasonable market rates for a minimum of 12 months. As such, there is no justification for allowing the loss of a retail unit in the Town's retail centre. The proposal is therefore contrary to Policy AW11 of the Rhondda Cynon Taf Local Development Plan.

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-stree 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.

Town (Llantrisant)

19/1279/10 Decision Date: 03/02/2020

Proposal: Change of use from A1 (toy shop) to C3(a) (two bedroom domestic dwelling)

Location: TRADITIONAL TOYS, 6 BULLRING, LLANTRISANT, PONTYCLUN, CF72 8EB

Reason: 1 Insufficient evidence has been submitted to demonstrate that the retention of the existing retail premises for retail purposes has been fully explored without success by the way of marketing for appropriate retail purpose at reasonable market rates for a minimum of 12 months. As such, there is no justification for allowing the loss of a retail unit in the Town's retail centre. The proposal is therefore contrary to Policy AW11 of the Rhondda Cynon Taf Local Development Plan.
