

Report for Development Control Planning Committee

Aberdare East

20/0427/13

Decision Date: 03/07/2020

Proposal: Re-submission of outline planning permission for a detached dwelling.

Location: SUMMERFIELD HOUSE, PLASDRAW PLACE, ABER-NANT, ABERDARE, CF44 0NS

Reason: 1 The proposed development will increase vehicular movements along a sub-standard street in terms of lacking suitable turning area resulting in reversing movements by all types of vehicle over a considerable distance to the detriment of safety of all highway users and free flow of traffic.

Plasdraw Place is sub-standard in terms of vision splays at the junction with Plasdraw Road and has sub-standard junction radii to withstand the increase in vehicular movement by all types of vehicle which would potentially be in reverse gear increasing harm to all highway users.

Plasdraw Place leading to the proposed is oversubscribed with on-street car parking taking place on both sides of the carriageway and footways narrowing the available width to single file traffic and forcing pedestrians onto the carriageway increasing potential conflict with reversing vehicles to the detriment of safety of all highway users and free flow of traffic.

As such the proposal conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Cymmer

19/0449/10

Decision Date: 01/07/2020

Proposal: Proposed 4 detached houses each with off road parking for 3 cars.

Location: LAND ADJACENT TO BRYNLLAN, TREBANOG, PORTH, CF39 9DU

Reason: 1 By virtue of its location, the proposed development would harm the open nature of that part of the site designated as green wedge, and in this regard would constitute inappropriate development as defined by Planning Policy Wales.

In addition, in the absence of an ecological survey and justification for the use of a private foul water treatment plant, insufficient information has been submitted to demonstrate that any impact upon ecology at the application site can be adequately managed or the site can be satisfactorily drained.

Furthermore, the position of the fourth plot is considered to be detrimental to the outlook of the neighbouring occupiers of the nearest property to the north.

As such, the proposal conflicts with Policies AW2, AW5, AW8, AW10, NSA12 and NSA24 of the Rhondda Cynon Taf Local Development Plan.

Trallwn

20/0386/10

Decision Date: 23/06/2020

Proposal: Proposed garage.

Location: 121 MERTHYR ROAD, PONTYPRIDD, CF37 4DG

Reason: 1 Reason:

The application is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and Section 3 of the Supplementary Planning Guidance: A Design Guide for Householder Development for the following reason:

The proposed development would be built forward past the well-defined building line of the street. This is therefore considered to have an unacceptable impact on the character and appearance of the site and the surrounding area.

Total Number of Delegated decisions is 3