

Report for Development Control Planning Committee

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**Tonyrefail West**

20/1029/10

Decision Date: 20/11/2020

**Proposal:** Change of use of out-house to a dog-grooming facility (Re-submission of 20/0588/10).

**Location:** 3 DUFFRYN TERRACE, TONYREFAIL, PORTH, CF39 8HB

- Reason: 1** The proposal represents an incompatible and unneighbourly use, which, by reason of noise and general disturbance, would be detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 2** The rear lane is sub-standard in terms of width, junction radii, vision splays, forward visibility, 90-degree bend, structural integrity, lighting, drainage and segregated footway to serve as primary means of access for the proposed dog grooming. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** The lack of on-site parking would increase on-street parking demand in proximity of the sub-standard junction of Duffryn Terrace with B4278 and in an area where there is already substantial on-street parking demand thus increasing harm to all highway users and free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan
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**Llanharry**

20/0643/10

Decision Date: 12/11/2020

**Proposal:** Conversion of existing barn into a single dwelling. (Amended Bat Report received 21/09/20)

**Location:** FORMER TYLA COCH QUARRY, LLANHARRY, CF72 9ZE

- Reason: 1** The principle of the proposed development is unacceptable as the proposal is in not keeping with policies AW2 and AW9 of the Rhondda Cynon Taf Local Development Plan and National Policy in that; the building itself does not represent a structure that has such significant historical or architectural merit that warrants its retention on these grounds alone. As such, the development amounts to a new dwelling in the countryside and is an unsustainable form of development.  
The private shared access is sub-standard in terms of junction geometry and arrangement with Llanharry Road and Tyla Garw, adequate width and passing bays for two-way traffic flow, turning area to enable all vehicles to access and leave the site in forward gear. The proposal will therefore result in the creation of traffic hazards to the detriment of highway safety and the free flow of traffic. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
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