

Ffynon Taf

20/1092/10

Decision Date: 16/02/2021

Proposal: Change of use, partial demolition and extension of existing community hall to form a residential dwelling.

Location: OXFORD HALL, RHYD-YR-HELYG, NANTGARW, TAFFS WELL, CF15 7ST

Reason: 1 As a result of its location within a designated Zone C1 as defined by the Development Advice Maps referred to under Technical Advice Note 15: Development and Flood Risk, and with no justification or appropriate mitigation proposed, the proposed development is at risk of flooding which could result in a risk to public health. The proposed development is therefore contrary to the policy guidance set out in Technical Advice Note 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan and is unacceptable in principle.

Reason: 2 The means of access to the proposed development is sub-standard in terms of horizontal geometry, carriageway width, junction radii, vision splays, forward visibility, segregated footway, street lighting, drainage and structural integrity and intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic. Furthermore, highway improvements would require third party land and as such deliverability cannot be guaranteed. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposal, as a result of its position, height, massing and relationship with the neighbouring properties located at Rhyd-yr-Helyg, would be considered to have a significant detrimental impact upon the amenity and outlook of their occupants, and would create unacceptable levels of harm. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Tonyrefail East

21/0084/02

Decision Date: 23/02/2021

Proposal: Application for Certificate of Appropriate Alternative Development - Dualling A4119.

Location: LAND ADJACENT TO PANTGLAS FARM AND A4119, COEDEL, TONYREFAIL, CF72 8GX

Reason: 1 Planning permission would not have been granted for any development of the land in question other than the development which is proposed to be carried out by the Authority by whom the interest is proposed to be acquired.
The site is located outside the defined settlement boundary. Therefore, the alternative uses suggested on the site would represent inappropriate development in the countryside contrary to Policies CS2, SSA13 and AW2 of the Rhondda Cynon Taf Local Development Plan.
