

Ffynon Taf

21/0095/10 Decision Date: 06/04/2021

Proposal: Change of use of former Dental Laboratory (Use Class B1) to Residential (Use Class C3).

Location: THE OLD HOUSE, REAR OF 55 CARDIFF ROAD, TAFF'S WELL, CARDIFF, CF15 7RD

Reason: 1 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. Intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would generate additional on-street parking demand to the detriment of safety of all highway users and free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Town (Llantrisant)

21/0252/13 Decision Date: 15/04/2021

Proposal: Conversion and extension of outbuilding to form dwelling (Outline).

Location: LAND TO THE REAR OF TY GWYN, 30 CARDIFF ROAD, LLANTRISANT CF72 8DH

Reason: 1 The private shared access serving the proposed development is sub-standard in terms of vision splays, width to allow satisfactory 2-way traffic flow and provision of an adequate turning area to allow vehicles to enter and exit the site in a forward gear. Further, intensification of use of this access will be to the detriment of safety for all highway users.

In the absence of a Bat Survey, insufficient information has been submitted to demonstrate that the impact upon bats, which are a European Protected Species, can be adequately managed.

As such the proposal conflicts with Policy AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.
