

Report for Development Control Planning Committee

Ferndale

20/1409/10 Decision Date: 11/05/2021

Proposal: Single domestic garage (Amended plan received 16/04/21).

Location: LAND OFF 38 DARRAN TERRACE, FERNDALE, CF43 4LG

Reason: 1 The proposal by virtue of its design, siting, scale and height would introduce an unsympathetic dominant development which would be out of keeping with the character and appearance of the surrounding locality. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Llanharry

20/1254/10 Decision Date: 02/06/2021

Proposal: Barn for winter feed & agricultural vehicles.

Location: LAND ADJ TO DELFRYN, DEGAR ROAD, LLANHARRY, PONTYCLUN, CF72 9JX

Reason: 1 The site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan and the proposed development has not been justified as an exception. As such the proposal conflicts with Policies CS 2 and AW 2 of the Rhondda Cynon Taf Local Development Plan and it would amount to unjustified and unsustainable development into the countryside.

Reason: 2 The development would result in an unwarranted encroachment of development into the countryside and would result in a detrimental visual impact on the rural character of the site and wider area. As such the development would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

21/0324/10 Decision Date: 01/06/2021

Proposal: Two storey rear extension.

Location: 59 BIRCH GROVE, LLANHARRY, PONTYCLUN, CF72 9HZ

Reason: 1 The proposed extension, by virtue of its siting and overall visual appearance, would form a discordant and incongruous feature which would have a detrimental impact on the character and appearance of the existing dwelling and wider area. It would create a harmful level of overlooking and have an overbearing impact on surrounding properties contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Llanharry

21/0347/10

Decision Date: 28/05/2021

Proposal: Change of use from stables to 2 bed living accommodation (Affecting Public Right of Way RRY/18/1).

Location: THE CEDARS, FFOREST ROAD, LLANHARRY, PONTYCLUN, CF72 9JW

Reason: 1 The proposal would not represent sustainable development given its location outside the settlement boundary with poor connectivity and accessibility to services and facilities using sustainable transport options. Furthermore it has not been demonstrated that there are any viable alternative uses and there is no overriding architectural or historic merit that would warrant the buildings retention. As such the proposal conflicts with Policies AW 1, AW 2 and AW 9 of the Rhondda Cynon Taf Local Development Plan and it would amount to unjustifiable residential development into the countryside.

Reason: 2 The access leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement visibility with Fforest Road, sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, no street lighting, no formal turning area to serve the increase in vehicular and pedestrian traffic generated by the proposed development. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 In the absence of turning facilities the proposed will result in increased reversing movements for considerable distance along the sub-standard highway by all types of vehicles including service and delivery vehicles creating hazards to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The applicant has no control over land required to provide a safe and satisfactory access to the proposed development site and therefore the existing access cannot be improved to provide a safe and satisfactory access. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 5 In the absence of adequate pedestrian connectivity that relates to adjacent residential development, the proposed development would be contrary to national advice and policy on transport in terms of sustainable development and reliance on private cars as primary modes of transport. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 6 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

10/05/2021 and 11/06/2021

Report for Development Control Planning Committee

Llanharan

21/0365/10

Decision Date: 01/06/2021

Proposal: Extension of builders yard, regularise external storage heights, modification to parking arrangements and the installation of a tool hire compound.

Location: TRAVIS PERKINS, COEDCAE LANE INDUSTRIAL ESTATE, TALBOT GREEN

Reason: 1 The proposed development would result in the loss of 19 shared car parking spaces resulting in on-street car parking, increasing hazards and restricting road width to the detriment of safety of all highway users and free flow of traffic. As such the development is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 5